

Asset Transfer Unit

Inspiring people,
transforming places

The Asset Transfer Unit is delivered by The Development Trusts Association in association with Community Matters and the Local Government Association, and funded by Communities and Local Government.





Transforming Communities through Community Controlled Assets

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A Crisis of Conscience

In search of common ground...

Where are we?

Where do we want to get to?

Do we know?

Can we agree? Should we agree?

How do we get there?

How will we know when we've arrived?





Where are we – why are we here?

Global Economic
Downturn

Environmental
Sustainability – limits to
growth

Growing Inequality





Diversification





What role for CAT?

466 DTA Members - 80% already engaged in asset based development, benefiting from a collective asset base worth > £500m

900 Community Matters Members – extensive involvement in / experience of leasing and managing facilities worth > £75m

90 Bassac Members – including the settlement movement – with £60m assets in community ownership

>15,000 Anglican church buildings, 8,900 rural community buildings, 300 Building Preservation Trusts...



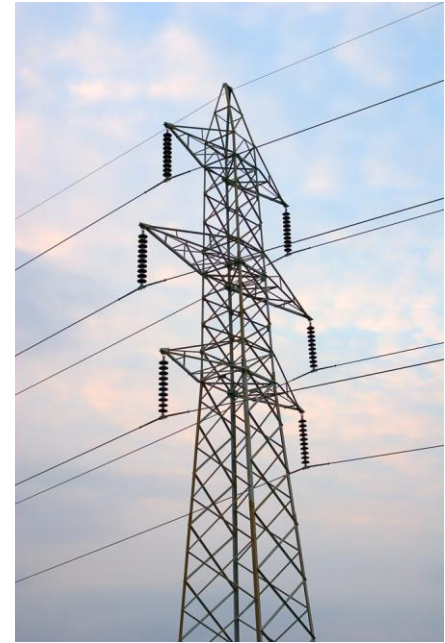


Community Asset Transfer in the UK – A Brief History of Recent Times

- 2006 - DTA Annual Conference
- 2007 – Making Assets Work: The Quirk Review of Community Management and Ownership of Public Assets; Advancing Assets for Communities;
- 2008 – ‘Managing Risks: A Guide’; £30m Community Assets Programme; ‘Communities in Control’ – White Paper.
- 2009 – Asset Transfer Unit; £70m Community Builders Fund.
- 2010 – Community Land Trust National Facilitation Body



Privatisation...





Mutualisation...





Community Controlled Assets

Community Engagement: State Control (e.g. election priorities)

Community Involvement: Private Control (e.g. share certificates)

Community Empowerment: Community Control, Participation & Action





Community Ownership & Resilience

- **Safer** – affording people a stake in developing / maintaining the lived and built environment (e.g. Gorton Monastery, Manchester).
- **Healthier** – affording people the opportunity to return to work in a supportive environment, and promoting access to affordable and locally sourced produce (e.g. the Healthy Hub CIC, Lincoln and Sunlight Development Trust, Medway).
- **Wealthier** – anchoring wealth in communities and keeping it there, breaking the cycle of grant dependence and regenerating from within (e.g. Coin Street Community Builders, London).
- **Greener** – restoring and transforming poorly maintained assets, developing environmentally friendly community infrastructure (e.g. Keystone Development Trust, Thetford)





The Asset Transfer Unit

- **Promotion & Marketing** – educating, influencing, effecting culture change
- **Information, Advice & Referral** – for the public sector, community enterprises and the general public.
- **One-stop-shop** – a central repository for sourcing relevant policies, legislation, expert commentary on developments, and practitioner input to help progress transfers both at the level of strategy and in practice.
- **Community** – access to and exchange of knowledge between others involved in community asset transfer activity to disseminate good practice to as wide an audience as possible.
- **Programmes** – Advancing Assets, Community Asset Programme, Cascading Asset Transfer.





Progress I

- SQW Survey Autumn 2009
- Respondents - 119 officers (33%) / 53 political leaders (15%)
- 80% respondents have completed transfers since 2007
- 350 transfer projects currently underway amongst 80% of councils surveyed – so, circa 1,000 projects nationally
- With a notional average refurbishment requirement of £500k, local authority savings of up to £0.5bn could flow from third sector investment in those 1,000 assets alone





Progress II

- Community Centres constitute most popular asset genre 'for transfer' - 34% during 2007-9, with plans amongst 45% of councils surveyed to transfer them in the future
- Other common asset genres 'for transfer' include: parks & playing fields, offices, schools, libraries, museums, youth clubs, swimming pools
- Assets marked 'for transfer' are most commonly linked to the provision of discretionary services or declared as surplus to requirement as a result of national policy initiatives (e.g. Building Schools for the Future).





Progress III

- Only 20% of councils surveyed had experienced failed transfer efforts since 2007
- Most commonly, transfer efforts failed due to a lack of investment capital, although technical expertise within the local authority and/or third sector organisation were cited as having played their part in 1/5 cases
- In only a handful of cases was capacity on the part of either the local authority or the third sector organisation cited as the reason for transfer activity failing
- Some more work needs to be done in deprived and/or rural settings to broaden the agenda's appeal





Key Lessons

Local Authorities: need buy-in from officers and members, cross-departmental teams and a strategic approach to asset management. Progress is hampered by restructuring and staff movement, cautiousness about capacity of third sector and legacy from failures.

Third Sector: asset management and ownership will not suit all groups. Groups must explore options and develop rationale for transfer based upon need and sound business planning. Viability NOT liability!

Time & Money: both are needed in every case!





Success!

Lots to celebrate and shout about!

Advancing Assets Years 1-3: 90+ Councils, 150 transfer pilots

Community Assets Programme – 6/38 transfers complete within 18 months

Follow developments online over the coming year - www.buildingcommunity.org.uk





Looking Ahead

Growing Awareness – CAT goes global!

Cross-Party Support – general election year

The Efficiency Agenda – multiple assets/culture change

The ‘Credit Crunch’ – access to finance & clawback

Meanwhile Use Agenda – interim applications





Effecting culture change...





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