

# STREAMLINING APPROACHES TO PUBLIC ASSETS

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**30 YEARS IN BUSINESS  
(‘Retired’ in March 2012)**

**I AM NOW THE ‘CONDUIT’ BETWEEN BLAENAU GWENT CBC AND SOCIAL ENTERPRISES  
WHO APPLY FOR COMMUNITY ASSET TRANSFERS**

**MY ‘JOB’ IS TO ADVISE APPLICANTS ON HOW TO MAKE THEIR BUSINESS CASE STRONG  
ENOUGH TO MEET LOCAL AUTHORITY CRITERIA FOR COMMUNITY ASSET TRANSFER**

**I ALSO WORK ALONGSIDE THE COUNCIL AND THE WELSH GOVERNMENT NAWG  
IN FORMULATING AND IMPROVING THE PROCESS OF COMMUNITY ASSET TRANSFERS**


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## WHAT ARE COMMUNITY ASSET TRANSFERS ?

Community Asset Transfers (CATs) are a means by which local Community Groups can secure an interest in the use of a Local Authority owned property (buildings or land) through ownership, lease or licence to enable them to deliver local services.


# COMMUNITY ASSET TRANSFER EXAMPLES

A Proud Capital

 **CARDIFF COUNCIL**

**PLASNEWYDD COMMUNITY CENTRE**  
Shakespeare Street, Cardiff, CF24 3ES

**Community Asset Transfer**



**Property Particulars**  
June 2013

[www.cardiffcouncilproperty.com](http://www.cardiffcouncilproperty.com)



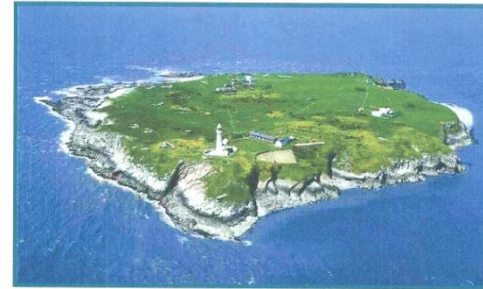
**CARDIFF COUNCIL**



Cardiff Council

Flat Holm Island

**Community Asset Transfer**



**Marketing Brochure**

April 2013



**Gwent  
Association of  
Voluntary  
Organisations**

Registered Charity No.1113558  
Company Limited by Guarantee 5690517



# COMMUNITY ASSET TRANSFERS EXAMPLES

**Ebbw Vale Institute**  
**Promo Cymru**



**Brynmawr Cinema**  
**Market Hall Cinema Trust**



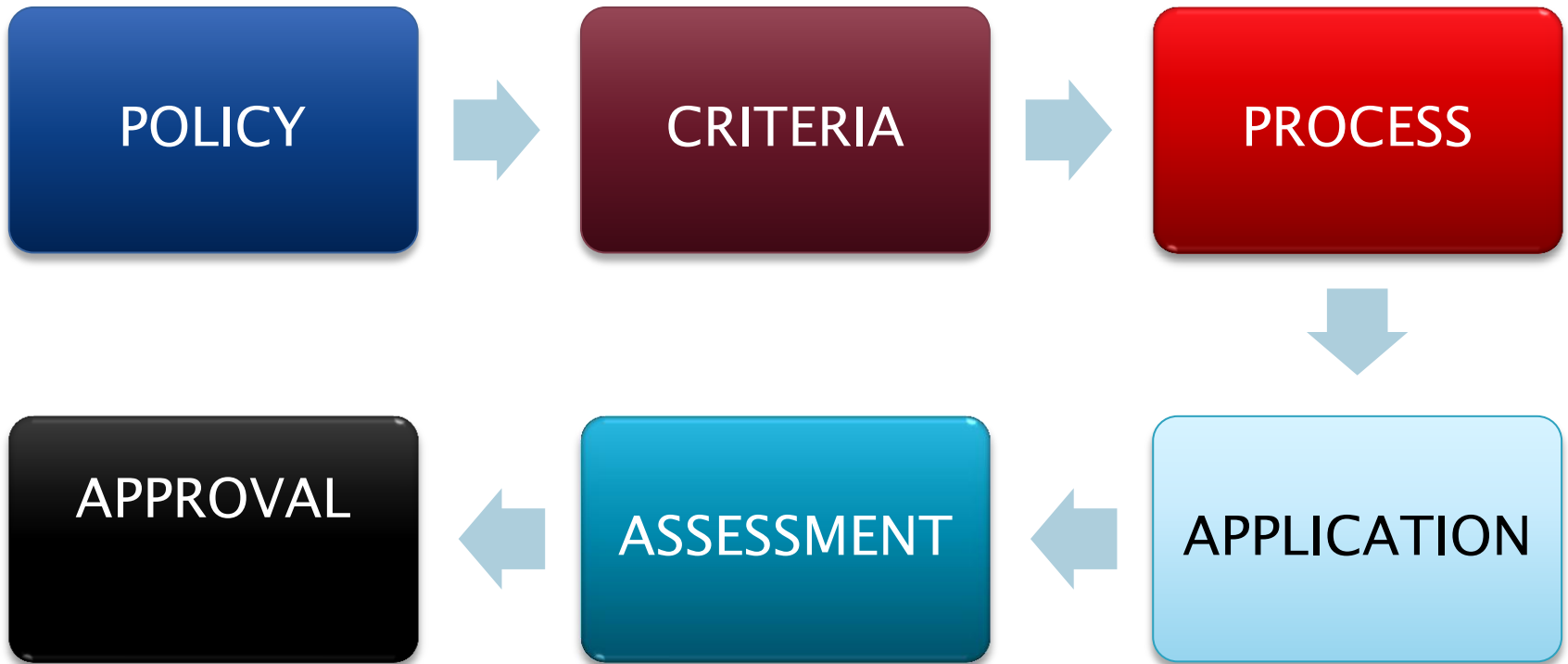
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## COMMUNITY ASSET TRANSFERS IN PROGRESS IN BLAENAU GWENT

ORGANISATION	PROPERTY	BUSINESS
Ebbw Vale Cricket Ltd	Ebbw Vale Cricket School	Cricket Coaching
Rassau Resource Community Centre	Former Rassau Primary School	Day Care Nursery and community activities
Beaufort Hills Welfare Community Hall Ltd	Community Hall	Community Activities
Tredegar Sports & Social Club	Tredegar Welfare playing fields and changing rooms	Incorporating 5 sports clubs to manage fields and facilities
Hilltop Sports & Social Club	Hilltop, Ebbw Vale playing fields and changing rooms	Incorporating 3 sports clubs to manage fields and facilities
Abertillery Bowls Club	Bowls pavilion and greens	Bowls Club and Community Activities
Gwent Wildlife Trust	Land and buildings adjacent to existing premises	Conservation

# STREAMLINING APPROACHES TO PUBLIC ASSETS

A Council should have an Approved Community Asset Transfer Policy which should include the following :





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## CRITERIA

### COMMUNITY AND VOLUNTARY SECTOR GROUPS

- THE PRIMARY PURPOSE MUST BE 'REGENERATION OF PROFITS' \*
- MUST HAVE A STRONG BUSINESS PLAN WITH ACHIEVABLE FINANCIAL FORECASTS
  - MUST DEMONSTRATE GOOD GOVERNANCE,  
BE FULLY INCORPORATED AND CONSTITUTED FOR SOCIAL BENEFIT
- MUST BE OPEN TO AN 'ALL INCLUSIVE' VIBRANT COMMUNITY APPROACH AND OPERATE AN 'EQUALITY OF ACCESS' POLICY THAT SPECIFICALLY EXCLUDES 'SINGLE USE' OPERATIONS. \*
- HAVE THE SKILLS AND CAPACITY TO EFFECTIVELY DELIVER SERVICES OR HAVE THE POTENTIAL TO DEVELOP THOSE SKILLS AND CAPACITIES WITHIN THEIR ORGANISATION.

# COMMUNITY ASSET TRANSFER PROCESS

STAGE	REQUIREMENTS
<b>INFORMAL PRE-APPLICATION</b>	<b>OUTLINE BUSINESS CASE</b> <ul style="list-style-type: none"> <li>• Background of the Third Sector Organisation (TSO)</li> <li>• Benefit to the Community</li> <li>• An Organisational Health Check</li> </ul> <i>(Assessment no more than 4 weeks)</i>
<b>STAGE 1: FORMAL EXPRESSION OF INTEREST</b>	<b>FULL BUSINESS PLAN</b> (inc. Financial Forecasts, Sustainability Plan and Local Consultation Survey) <i>(Submission within 8 weeks of request)</i>
<b>STAGE 2 : FULL ASSESMENT OF DETAILED BUSINESS PLAN</b>	<b>SUBMISSION AND ASSESMENT OF DETAILED BUSINESS PLAN</b> <i>(Assessment no more than 8 weeks from receipt)</i>
<b>STAGE 3 : RECOMMENDATION, DECISION AND COMPLETION</b>	Delegated approval or report to Scrutiny Committee and Executive in line with Councils Disposals and Acquisition Policy <i>(Assessment normally within 8 weeks subject to timing of committees and executive meetings (max 16 weeks))</i>
	<i>In short the Process can take between 20 and 36 weeks dependent on submission of the Business Plan and timing of Council meetings</i>



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## SOME IMPLICATIONS WITH A C.A.T.

1. Condition of the property
2. Maintenance of the property
3. Existing employees / TUPE
4. Long term planning

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## SUMMARY

### OBLIGATIONS OF THE PARTIES INVOLVED

#### LOCAL AUTHORITY

To have a Community Asset Transfer Policy in place.

To ensure the Community Asset Transfer Process is completed in a quick and efficient manner to allow the applicant to ‘get on with their business’.

#### APPLICANT

To ensure that the Local Authority’s requirements, as outlined in the application criteria and process, are met comprehensively and in a timely manner.

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## QUESTION & ANSWERS



# STREAMLINING APPROACHES TO PUBLIC ASSETS

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