

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.





What does the future hold?

Key Elements from the National Picture

Valuing Community Asset Transfer -
November 2009



Baseline Position

- SQW Survey Summer 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 and maintenance requirement of £1m, local authority savings of up to £1bn could flow from third sector investment in those 1,000 assets alone





Baseline Position 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).







Baseline Position 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 – Advancing Assets

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/communities. 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, and it is the lack thereof that poses the greatest challenge to community empowerment objectives





Case Studies

Lots to celebrate and shout about – partnership working in action – www.atu.org.uk

Allerdale Borough Council & North Allerdale Development Trust – MTI award

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





Looking Ahead

Growing Awareness and Cross-Party Support

Quality & Quantity – improved / innovative partnerships

Government Efficiency Agenda – increasingly THE driver

The ‘Credit Crunch’ – squeezing access to finance
/ the ‘mother of all invention’

Advancing Assets – Round 4

Meanwhile Use Agenda – interim applications





Thank you

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