



# Asset Transfer

## Making Heritage Assets Work for Communities

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Locality



Locality was formed through the merger of bassac and the Development Trusts Association, two leading networks of community owned and led organisations.



# Locality Members

**Community led** - by local people, meeting the many needs of a community.

**Committed to driving social change** - bringing about changes to make communities fairer and more inclusive.

**Committed to community enterprise** - earning income for community benefit, not for private profit and aiming for long-term sustainability.

**Developing assets** - maximising community assets: people, land and buildings

**Independent** - working in partnership but accountable to the local community and free to determine their own objectives.







# Right to Bid (Assets of Community Value)

“aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life”



# Contemporary Routes to Community Asset Acquisition

- Community Purchase
- Community Asset Transfer: the Quirk Review & General Disposal Consent
- Community Right to Bid: the Localism Act
- Community Right to Reclaim Land (PROD)
- Community Right to Build
- Compulsory Purchase *for* Communities

# What is asset transfer

- Management Arrangements
- Meanwhile Space
- Short term leases
- Long term leases
- Freehold transfer

- Peppercorn
- Undervalue
- Off-market sale

all about?

Increasing:

Autonomy

Risk

Opportunity

Capacity required



# Why community assets?

- Reducing Inequalities
- Communities generating wealth & circulating it locally
- Communities with pride in their “place”
- Communities taking responsibility - empowerment
- Increased financial & operational independence
- Increased skills base
- Focus for neighbourhood-based service provision
- Opportunities for Partnership working
- Cost of doing nothing...



# Community Asset Transfer - Experience

- **Advancing Assets** - 89 councils, 175 transfer initiatives
- **The Asset Transfer Unit** - 70,000 online visitors, 85% councils aware, 1,500 transfers underway each year, 50% increase during 2011-12, 1,200 enquiries, 800+ discrete transfer initiatives supported, cross govt tools & guidance, policy development support
- **Multiple Asset Transfer** - 15 councils, 200+ transfer initiatives, place/service/class transfers, parallel/SPVs



# The Asset Challenge

- Can be a long and difficult process
  - Local political/community tensions
  - Must get the business case right
  - Shortage of appropriate finance
  - Skills gaps & Capacity implications
  - Measuring Social Value - revenue and capital
  - Competition from private speculators
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- But, YES WE CAN!
  - Time, money, support + wherewithal



locality  
Communities ambitious for change



**atu.org.uk**

**pillars of the community guidance**

**from end May 2012**

**mycommunityrights.org.uk**





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**WE'D  
LIKE TO  
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