



# Community Asset Transfer

The National Context



# Community Asset Transfer: the national context

## What is asset transfer?

The transfer of land or buildings from a local authority to a community, voluntary or other non-statutory organisation...

- Can be freehold or leasehold or somewhere between.....
- Less than market value – pepper corn rents – no cost/low cost freeholds



## Community Asset Transfer: the national context

### **The Local Government Act 1972: The General Disposal Consent (England) 2003**

Gave local authorities freedom to:

- Dispose of land at less than the best price
- Grant a lease in excess of seven years

Where it will help it to secure the promotion or improvement of the economic, social or environmental well-being of its area.



## Community Asset Transfer: the national context

**So asset transfer is nothing new.....but,**

Quirk review *Making Assets Work 2006*:

- Asset transfer as a means to support community empowerment
- Driver for the development of the Asset Transfer Unit and Advancing Assets Pilot Programme



# Community Asset Transfer: the national context

## **Making Assets Work Conclusions:**

- The benefits of community management and ownership of public assets can outweigh the risks and often the opportunity costs in appropriate circumstances.
- If there is a rational and thorough consideration of these risks and opportunity costs, there are no substantive impediments to the transfer of public assets to communities.



# Community Asset Transfer: the national context

## **Making Assets Work Conclusions:**

- “...optimising the use of public assets is not the primary objective: the over-riding goal is community empowerment”
- “There are risks but they can be minimised and managed”
- “The secret is all parties working together”



# Community Asset Transfer: the national context

Charles Wood DCLG

“What’s in it for Government?”

“increase the number of people engaged in in  
the running and ownership of local services and  
assets”

*Communities in control: real people, real power*



# Community Asset Transfer: the national context

**Charles Wood DCLG**

***"What's in it for Government?"***

"the overriding goal is community empowerment"

*Quirk Review of Community Management and  
Ownership of Public Assets*



# Community Asset Transfer: the national context

**Charles Wood DCLG**

***"What's in it for Government?"***

A vital part of commitment to a thriving third sector through "Community buildings, accessible to the whole community"

*Third Sector Review*



# Community Asset Transfer: the national context

## **Charles Wood DCLG**

### ***"What's in it for Local Authorities?"***

- Increase in feelings of influence locally (NI4)
- More effective use of assets – better vfm
- More targeted services
- Improved environment for a thriving third sector (NI7)
- Attracting additional resources to the area
- Improved cohesion and sense of belonging (NI1 and NI2)



# Community Asset Transfer: the national context

## **Charles Wood DCLG**

### ***"What's in it for Local Authorities?"***

- Preserving iconic buildings and local facilities
- Generating independent income to support community activity
- Creating jobs and wealth locally
- Developing strong, stable independent community anchor organisations which can deliver on health & social care, arts, sports, employment, and support smaller local groups to thrive



# Community Asset Transfer: the national context

## **New context.....October 2009:**

£13 billion will be raised through asset sales from Whitehall and local authorities.

Sales are key to plans for cutting the deficit by half over the next four years.