

COMMUNITY OWNERSHIP: ASSETS FOR PEOPLE AND PLACE

Welcome to Assets for People and Place

Help yourself to a tea or coffee and introduce yourself
to someone you haven't met before!



Community Ownership : What is it and why could it be important for your community

Nicky Donald

COSS Advisor



Community Asset Transfer – what is it?

A process to allow a community organisation to take over publicly-owned land or buildings, in a way that recognises the public benefits that the community use will bring. This could be to manage, by lease or transfer of title in to full ownership.

If the land is put up for sale or lease and a community body offers the best (or the only) bid, that is just a commercial transaction.

Assets are land and any buildings or other structures on the land, like bridges, walls or piers. (It does not include vehicles or equipment.)



Community Ownership Support Service

- COSS is part of the Development Trusts Association for Scotland (DTAS)
- COSS is a Scottish government funded programme, adviser led across all 32 LA areas, set up to :
 - help community-based groups take ownership of assets for community benefit – asset transfer
 - support local authorities and other public agencies (relevant authorities) to transfer assets into community ownership.



Experience: 2011 to Today

- Over 780 enquiries
- 116 Asset Transfers
- 340 ongoing cases

All this experience has led to development of support services and tools designed specifically for asset acquisition.



Is this new?



What do they do?

Provide childcare, make benches, manage office space, teach ICT, support small businesses, cook healthy food, recycle paper, support other community organisations, **manage community centres**, run cinemas, build, sell and rent out houses, undertake youth work, repair and sell bicycles, provide home help schemes for older people, **run community transport schemes**, lobby Councils for improvements on behalf of local people, undertake consultancy work, run schools for excluded young people, manage parks and play areas, own restaurants and cafes and pizzerias, have festivals & fun days & Dickensian Christmas Fairs, run credit unions, support neighbourhood management and other local initiatives, prisoner of war camps and Scottish government nuclear bunker development, set up social enterprises, homework clubs, DJ Workshops, run community energy projects, five a side football, manage Healthy Living Centres, **district heating systems**, support local artists, swimming pools and gyms, provide wedding and conference facilities, create web-sites, **regenerate town centres**, teach basic skills English and Maths, **run bed and breakfasts**, lend money, employ local people, run play schemes, sports days, teach construction skills, manage sports facilities, provide a refuge for women, publish community newsletters, teach catering skills, support community radio, make soap and bath stuff, run community arts projects, build footpaths and cycleways, **manage renewable energy schemes**, build green and affordable homes, manage grant funding, manage local markets and market halls, run community cohesion projects, manage street ranger schemes, install CCTV, own and manage shops, leisure centres, benefit advice and debt counselling, promote tourism, manage heritage sites, skills training, undertake social audits, own and run pubs and bars, build and manage BMX tracks, run Archaeology survey companies, provide sets for film and television productions, **manage allotments**, make chocolate (and sell it to Selfridges!), make jam (and sell it to the Co-op) from orchards providing jobs for people with learning disabilities, own hostels, build boats, run Tourist Information Centres, sheltered and special need housing, own abattoirs, provide ferry services, own cinemas and theatres and museums, event management, own a security company, run a taxi service, **grow and sell food**, support people to find work, own and manage harbours and pontoons, deliver high speed broadband, smokehouses, airports, **doula services**, make widgets for central heating, own castles and former Bishop's palaces, crofts and farms, run the Post Office, have a photography company which creates jobs for young people, employ people with special needs, community bulk-buying schemes, make films, own camping and caravan sites, **run night clubs**...

...



The Kyle Centre



West Kilbride





Campbeltown



£1 PER SHEET - WIN £20 CASH + TOWN HALL POTTERY GIFT
Help us to raise funds for the repair, restoration and maintenance of the





New Deer Public Hall presents

MIRACLE ON 34TH STREET (1994)



After meeting a sceptical little girl, a department store Santa sets out to prove to her, and to the rest of the world, that he is the real Father Christmas.

New Deer Public Hall

Sunday 4th December @ 2pm

Tickets £5 (full) & £4 (under 16) from the Pharmacy (01771 644217) or Food For Thought, New Deer (01771 644366), online at neatshows.co.uk or on the door.



Why now?

- **Negative** – financial downturn, squeeze on services, buildings closing
- **Positive** – new legislation to help communities have a say in service delivery and use assets to deliver by the community for the community



Community Empowerment (Scotland) Act 2015

				
PART 1	PART 2	PART 3	PART 4	PART 5
NATIONAL OUTCOMES	COMMUNITY PLANNING	PARTICIPATION REQUESTS	COMMUNITY RIGHT TO BUY TO BUY LAND	ASSET TRANSFER REQUESTS

					
PART 6	PART 7	PART 8	PART 9	PART 10	PART 11
DELEGATION OF FORESTRY COMMISSIONERS FUNCTIONS	FOOTBALL CLUBS	COMMON GOOD PROPERTY	ALLOTMENTS	PARTICIPATION IN PUBLIC DECISION MAKING	NON DOMESTIC RATES



Relevant Authorities

- Local authorities
- Scottish Ministers (including agencies such as Forest Enterprise Scotland and Transport Scotland)
- Crofting Commission
- Further Education colleges which are “incorporated colleges”
- Health Boards, both regional and Special Health Boards
- Highlands and Islands Enterprise
- Historic Environment Scotland
- National Park Authorities (Cairngorms and Loch Lomond and Trossachs)
- Regional Transport Partnerships
- Scottish Canals
- Scottish Courts and Tribunals Service
- Scottish Enterprise
- Scottish Environment Protection Agency
- Scottish Fire and Rescue Service
- Scottish Natural Heritage
- Scottish Police Authority (who own all land and buildings used by Police Scotland)
- Scottish Water



Part 3 – Participation Requests

Participation in an Outcome Improvement Process with a Public Service Authority

- To help **start a dialogue**
- **Contributing to the decision making** process
- Contribute to **service change**
- Seek support for **alternatives** which improve outcomes



- **Presumption in favour of community** – unless there are good grounds for refusal
- **Currently no formal appeal process**



Part 4 – Community Right to Buy

A CRtB is a **pre-emptive right to buy land** for communities throughout Scotland under Part 4 of the Land Reform (Scotland) Act 2003 - Geographically Defined Communities



Action Party, Bellfield Church, Portobello



Part 4 – Abandoned, neglected and detrimental land

Eligible if :

- It is **wholly or mainly abandoned or neglected** or,
- The use or management of the land is such that it **results in or causes harm**, directly or indirectly, to **the environmental wellbeing of a relevant community**
- Community compulsory purchase (via LA)
- Live from June 2018





Part 5: Key rights in CEA for asset transfer

- Communities have the right to request to **purchase, lease, manage or use** land and buildings belonging to local authorities and other Scottish public bodies (**Relevant Authorities**) – at **less than best financial consideration**, based on the **added economic, social, health, environmental** benefits the community can bring



More key points in CEA for asset transfer

- the assets **do not** have to be on a “surplus to requirements” list
- Asset Registers produced
- **presumption of agreement** to requests unless reasonable grounds for refusal
- clear timeframes for responses
- appeals procedure



Who can make a request - Community Transfer Body

- Community of **geography** or **community of interest**
- Open membership/controlled by that community
- Community benefit purpose
- Surplus applied to benefit of community



For transfer of full title the community body must also be:

- A limited company with a Dissolution Clause
 - (i) to another community transfer body
 - (ii) to a charity.
- A Scottish Charitable Incorporated Organisation (SCIO)
- A Community Benefit Society (BenComm)

All with no fewer than 20 members.



First Steps

- Look up CAT policy and procedures on Relevant Authority's website
- Download Guidance
- Contact COSS or local support (TSI, Council)
- Make initial contact with RA (Expression of Interest)..... **BUT NB**
- Source funding for development
- Prepare full CAT application



Asset Transfer
under the Community
Empowerment (Scotland) Act
2015

**Guidance for Community
Transfer Bodies**



January 2017

 Scottish Government
Riaghaidh na h-Alba
gov.scot

Asset Transfer
under the Community
Empowerment (Scotland) Act
2015

**Guidance for
Relevant Authorities**



January 2017

 Scottish Government
Riaghaidh na h-Alba
gov.scot



How your request will be assessed

- **Public benefits of the transfer proposal must be demonstrably greater** than that of an alternative proposal
 - **economic development; regeneration; public health; social wellbeing; environmental wellbeing**
- **Best value** (discounting market valuation)
- **Ability of the group / project to deliver**
- **Impact on the public body's functions** & any conflict with wider obligations
- Level of **community support** / conflict with other community interests



Challenges in Community Ownership

- Community capacity
- Preference to leasing assets
- Disproportionate sense of risk
 - overly bureaucratic process
 - clawback arrangements
- Securing development finance
- Developing enterprising models to sustain assets



Just because you CAN.....

.....does it mean you
SHOULD?



Viability not Liability

supporting the good, preventing the bad
and making sure it doesn't get ugly!

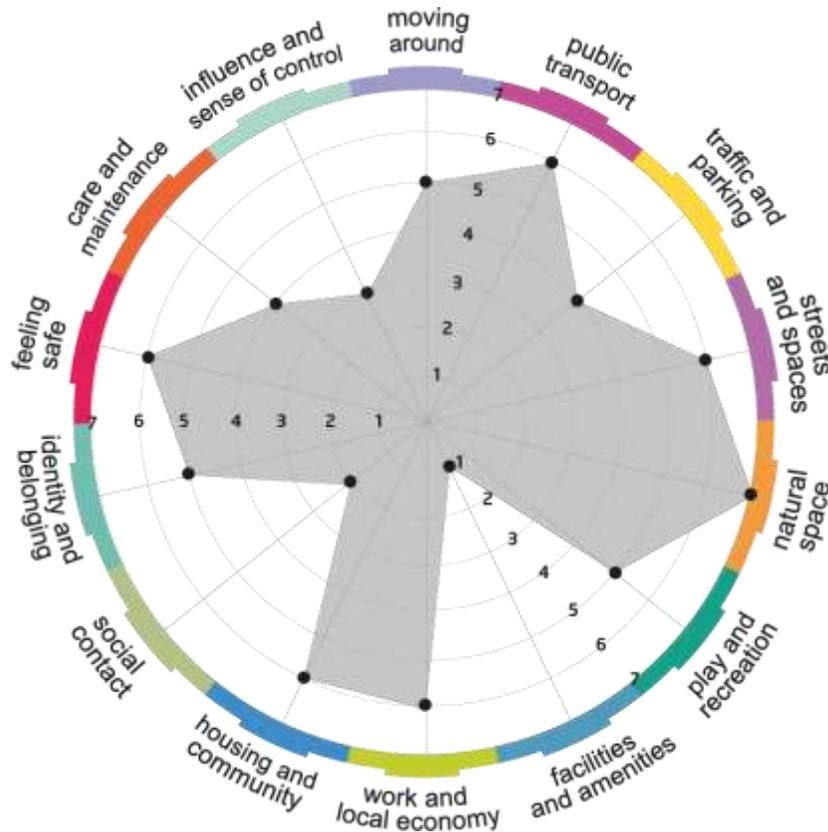


Key questions to ask before you start:

- what is the **need/demand**? How do you know?
- do you **require** an asset to deliver on the need?
- have you looked at every asset option?
- Is anyone **doing it already**?
- Is there anyone else you can **join up with**?



The Place Standard



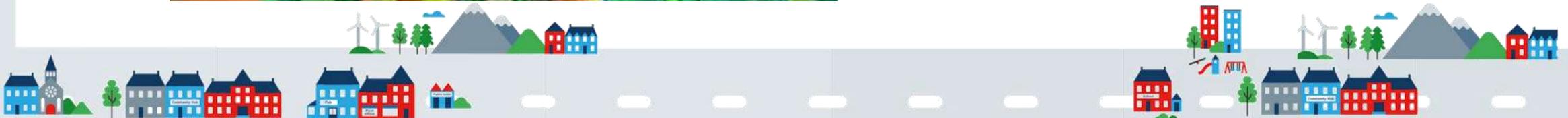
www.placestandard.scot

- Free online tool
- simple framework - It allows you to think about the physical elements of a as well as the social aspects (for example whether people feel they have a say in decision making).



Identify genuine community need = What do you want to do and why do you want to do it?

- Community events
- Questionnaires



Learning from others who have done it already

Community Learning Exchange Fund



- The Exchange will fund up to 100% of the costs of a visit up to a limit of £750, including a host fee.
- Learn from those who have done it before



Working in partnership

- “We rent out office space to 2 other organisations”
- “A nursery rents the lower floor of the building and this underwrites all our fixed costs” (heating, lighting, 2 p/t staff, cleaning)
- “The gym is a partnership with the NHS and we have 430 members. This makes a profit for us.”



Be Realistic about the Condition of the Asset



- Closing for cost saving
- Find out costs for refurbishing.
- Is it going to be cheaper to rebuild?
- Or choose another asset?



Key questions to ask before you start:

- Do you want to **buy, lease or manage**?
- will the project **promote or improve**: economic development, regeneration, public health, social wellbeing, environmental wellbeing.
- will it **reduce** inequalities?



Reasons for community going for lease

- interim lease
 - ✓ Phased approach to full title AT is completely legitimate
 - ✓ to build up confidence and experience
 - ✓ to test their business ideas
 - ✓ must check heads of terms
 - ✓ break clauses in favour of ownership



BUT.....

- short term lease can cause funding issues
- Usually full repairing
- Groups being offered market leases
- Burdens



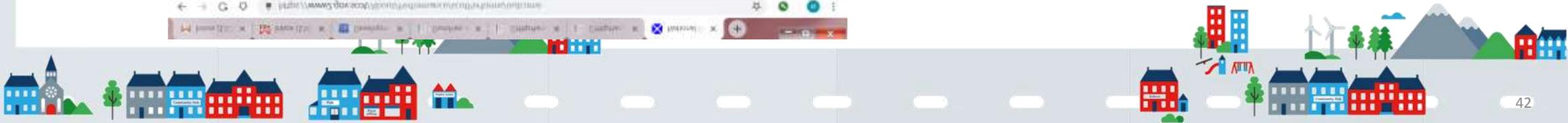
Benefits of ownership of title

- Can make major alterations/ extend/ re-furbish
- Greater incentive to make such improvements
- Balance sheet strength – can borrow against
- Control and certainty over future of asset – can make long-term plans around it
- Better stewardship of local assets if community owns (and uses) them



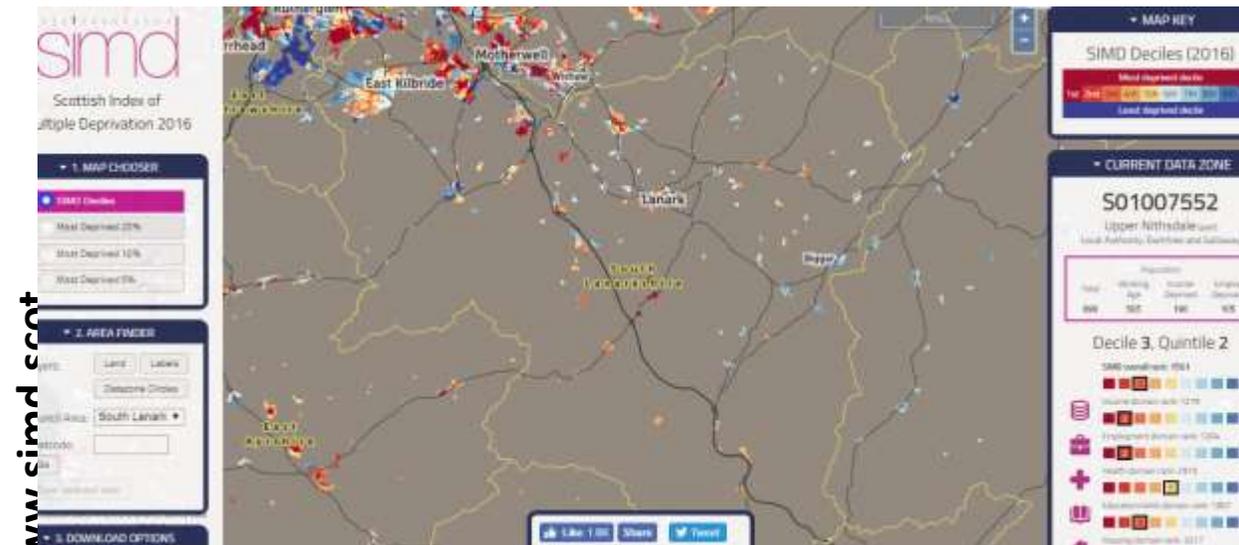
Demonstrating added value - PLANS!

The collage consists of four overlapping screenshots from a web browser. The top-left screenshot shows the title page of the 'Dumfries and Galloway Local Outcomes Improvement Plan 2017-2027' with a logo that says 'Dumfries & Galloway Together is Better'. The top-right screenshot shows a page titled 'Community Planning Forums, Partnerships and Groups' with a date of 'Wednesday 13th February 2019' and a list of various groups like 'Board', 'Executive Group', and 'Stakeholder Group'. The bottom-left screenshot shows a document editor interface with a list of items on the left and a main text area. The bottom-right screenshot shows the title page of the 'Dumfries and Galloway Locality Plan on Food Sharing 2017-2027' with the same 'Together is Better' logo.



Demonstrating economic/social/health/environmental value – the added value

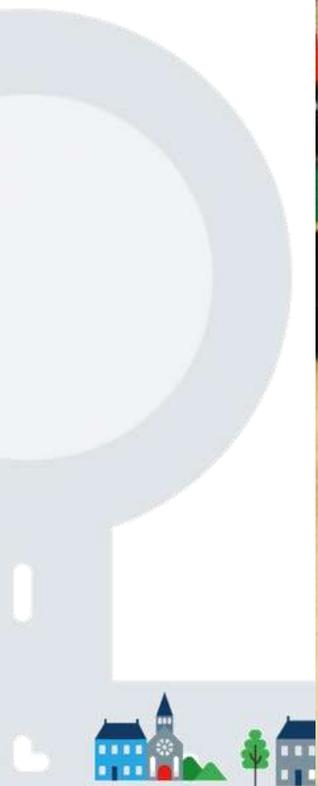
- Are you in a SIMD area
- You can make a difference
- Can you deliver services in partnership with others? LA, NHS etc.



But if not you then who?
Don't worry – help is out there



QUICK BREAK





Enterprising Assets – how to bring in the money and sustain your asset transfer



Sustainability

Confidence that you can be sustainable...

Sustainable growth encompasses a business model that creates value consistent with the long-term preservation and enhancement of financial, environmental and social capital...

Review of Enterprise and Management Studies, 2013

- “Washing your face”
- Creating a surplus – saving for a ‘rainy day’



Planning for sustainability

When is the time to start thinking about sustainability?

Now!

- Before you take it on
- As you develop your transfer proposals
- As you implement your plans

... there is help out there!



Running a building – some of the things to think about



Building costs



Staffing & contract costs



+



+



+



+



= £Y

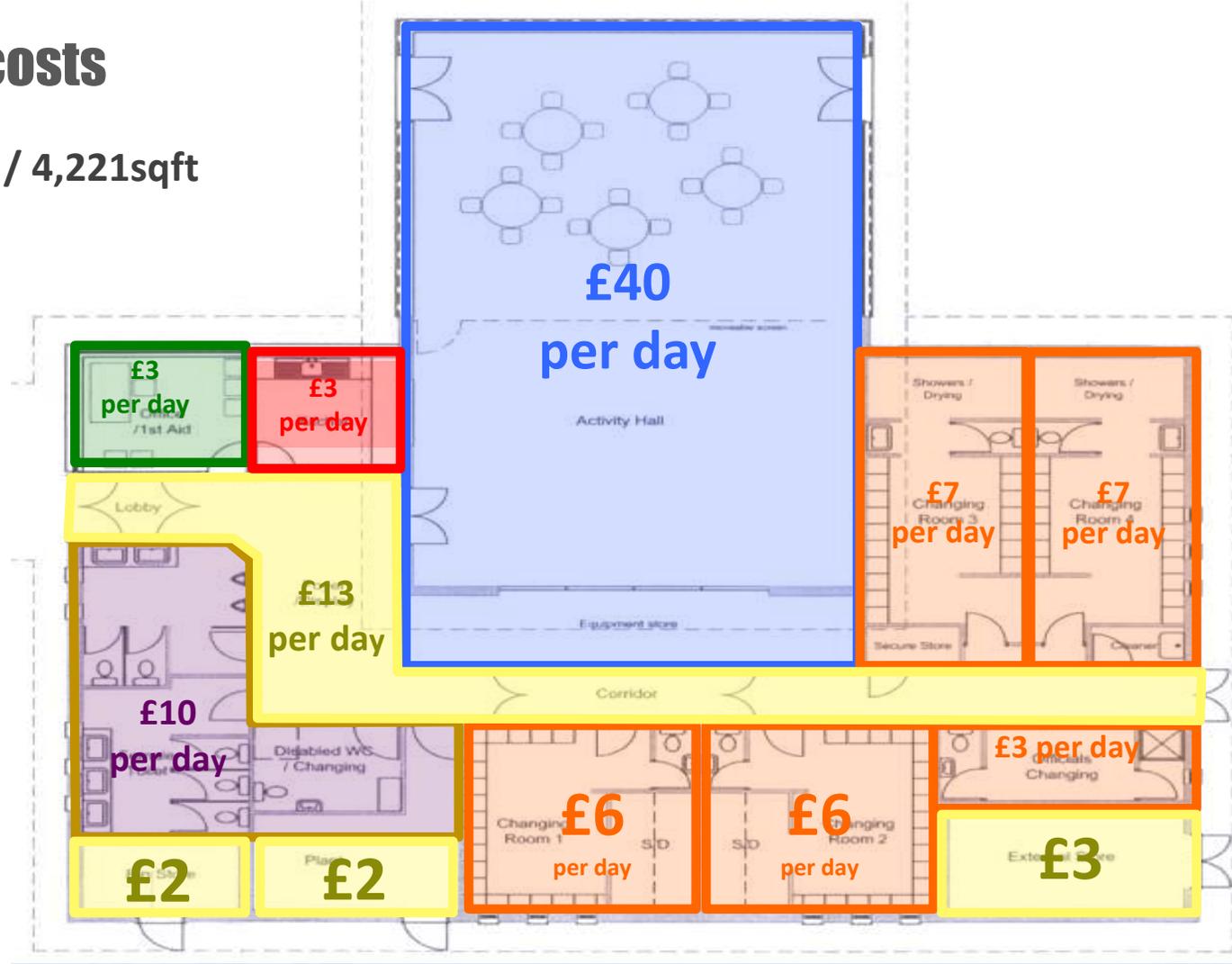
£X + £Y = operating costs

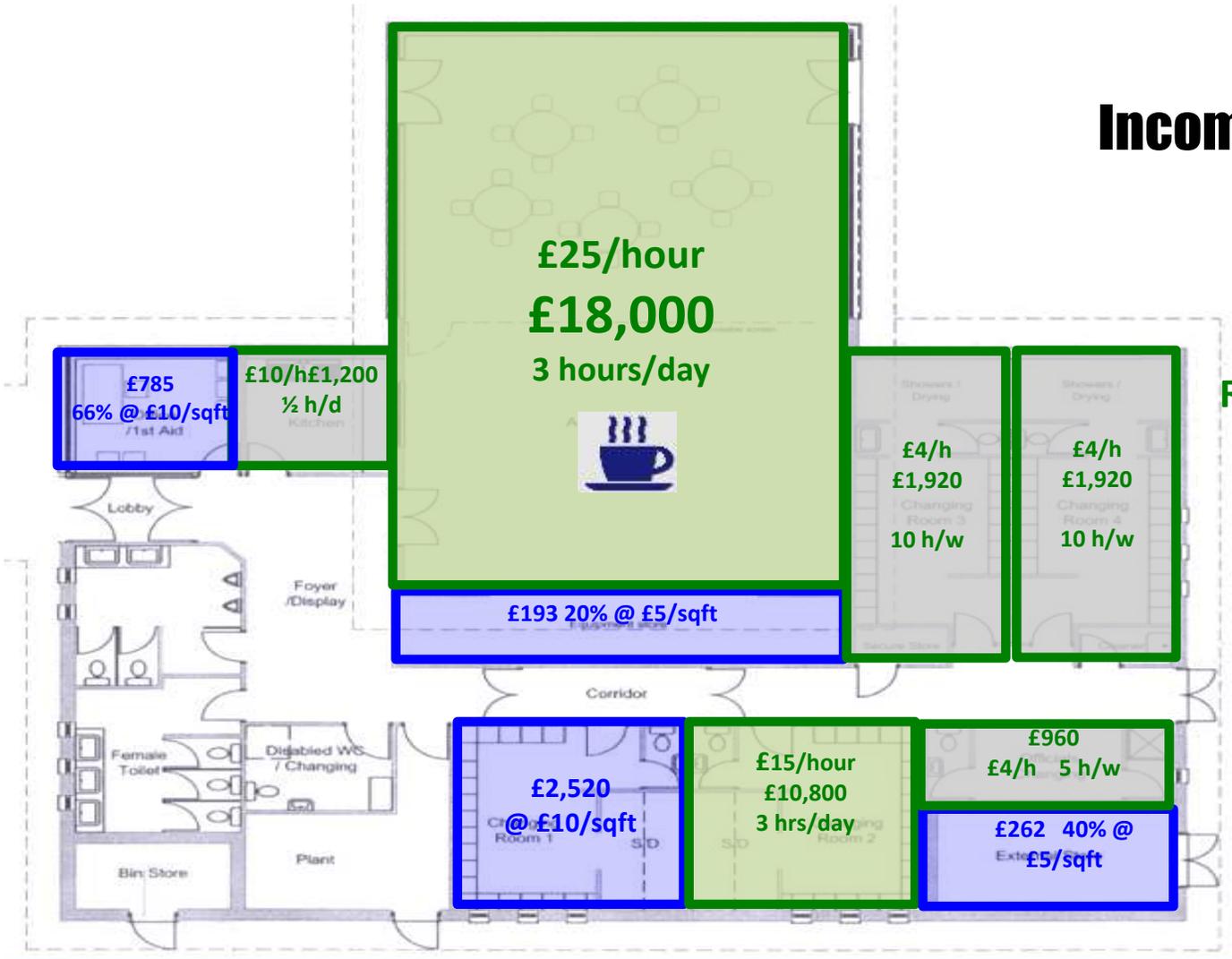


running costs

£37,840 / 4,221sqft

≈ £9/sqft/annum





Income

Work & Storage Space:

£3,760

Room Rental:
£34,800

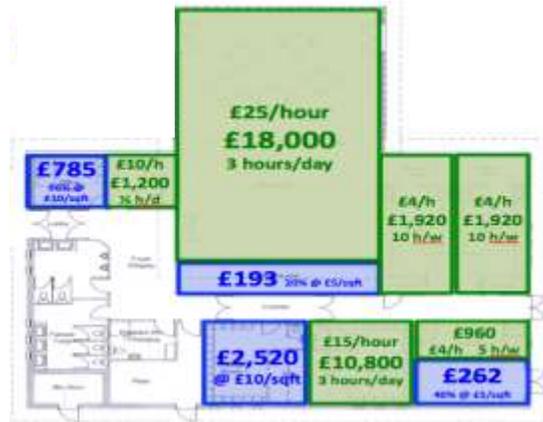
Refreshments:
£3,240

*50p profit/cup
1/person every 3 hours*

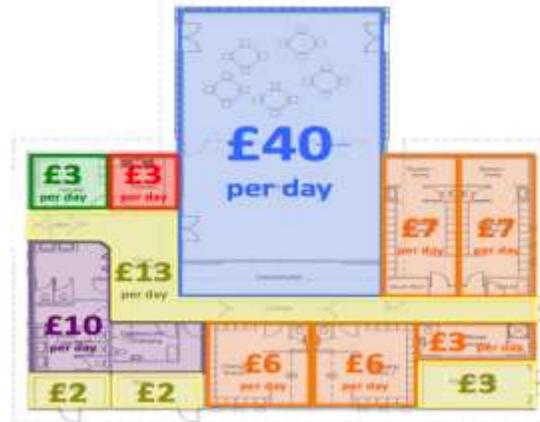
Total income:
£41,800



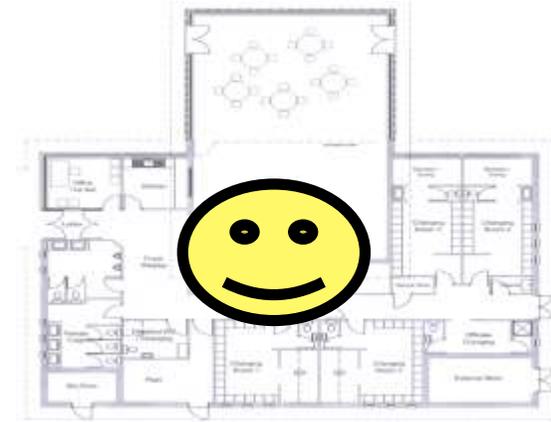
the Bottom Line



£41,800



£37,840



£3,960

-

=



Enterprise

It's all about...

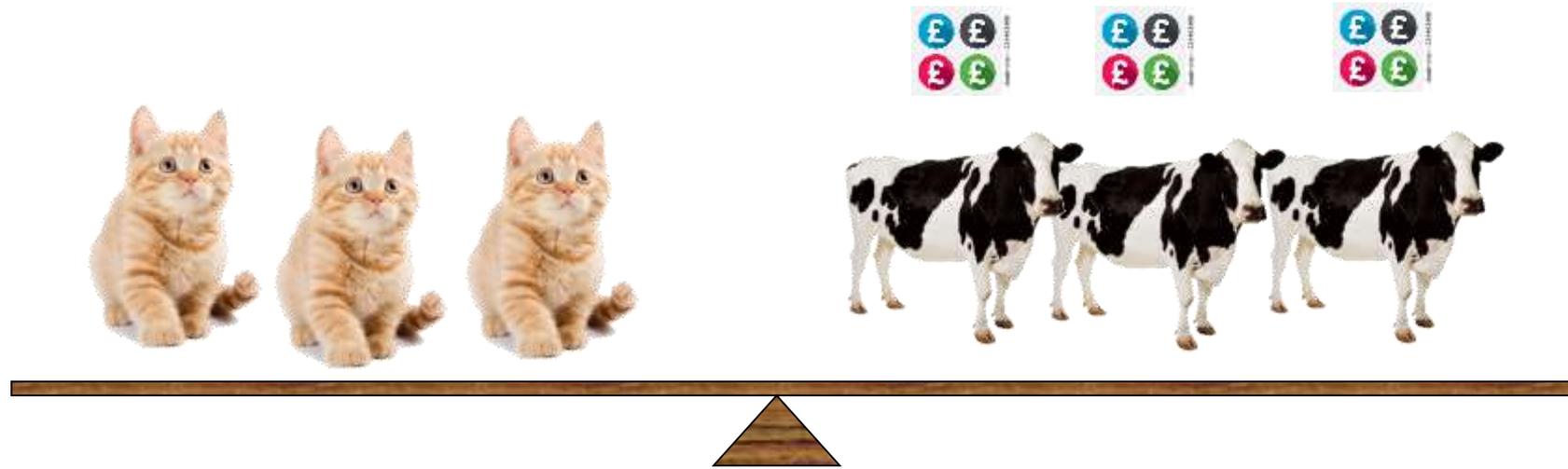


...being able to support your
pet kittens



Enterprise

... with your cash cows



Income Generation - Getting the Balance Right



Enterprise

What does a cash cow look like?



It could be a contract or a Service Level Agreement (SLA)



It could be direct sales



It could be space rental



.... or any combination of those.



Boyndie Trust – earning money through trading



- Plant Nursery
- Shop – high quality goods
- Destination Café
- Running Training



Twechar Healthy Living Centre



Creating jobs

A community hub which houses
a full time pharmacy,
a satellite GP surgery,
Café,
Sports hall.

Clothes shop
Credit union
Community Garden
Training Garden
SVQ accredited
Employment services.





Glenboig Neighbourhood Centre

Working in partnership

SERVICES:

Telephone wellbeing call
local shopping
fruit and veg delivery
prescription collection
lunch delivery
dinner delivery.

Advice
Councillors Surgery
Shop
Post Office
Child care.

COURSES

Computing for beginners
Flexible Learning Computing
Sign Language
First Aid
REHIS
Healthy Eating
Art classes



The Mart Site today



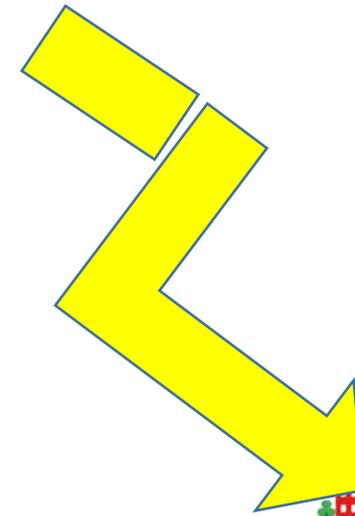
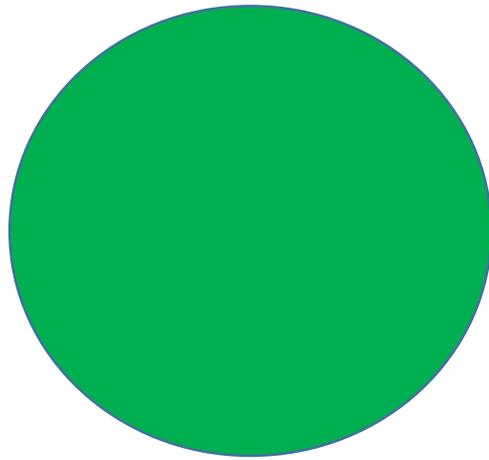
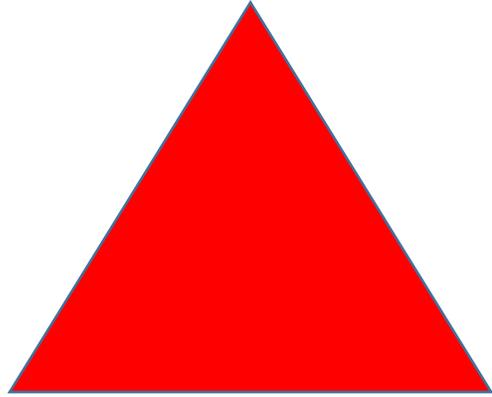
Capacity

Organising yourself:

- As a committee
- As a subgroup
- Recruit people onto Board with relevant expertise and interests
- Professional experts/fundraising consultants
- Partnerships



Personality types



business planning is all about

CHANGE



COSS Support for Asset Transfer Requests



Support

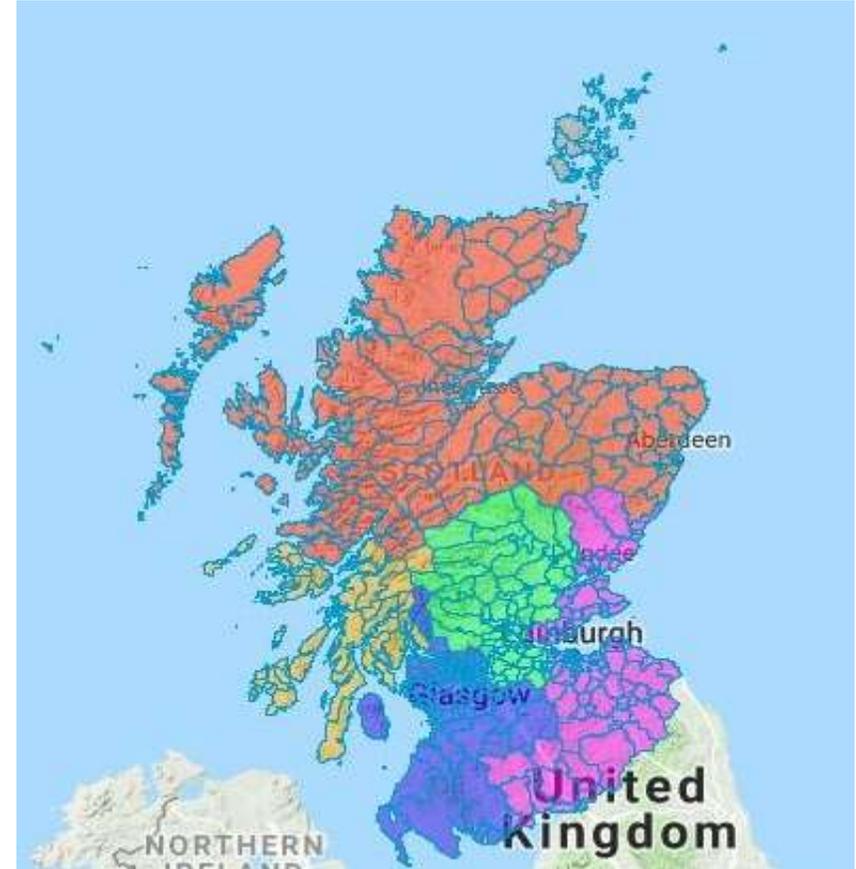
One to One

- Whole of Scotland
- Advisors on the phone, via email and face to face support for groups

Training Events

- Awareness raising
- Relevant topics and themes

Publications and online resources



Networks

- Part of Development Trusts Association Scotland (www.dtascot.org.uk)
- There are over 268 DT members across Scotland
- Links to community asset projects across UK
- Scottish Community Alliance – specialist community intermediaries
- Community Learning Exchange Fund – up to £750 for visits



www.dtascommunityownership.org.uk



COMMUNITY OWNERSHIP SUPPORT SERVICE
Development Trusts Association Scotland

Search

Any questions? [Contact us:](#)
    0131 225 2080

[Home](#) [Community](#) [Public Bodies](#) [Resources](#) [Events](#) [Case Studies](#) [About COSS](#) [Contact Us](#)



Community Asset Transfer

Taking on an Asset - a step by step guide to an Asset Transfer Request

[Find Out More](#) 



Community Place Plans

Grassroots, whole community, plans that make a difference.

[Find Out More](#) 



Community Rights

Community Rights under Scottish Government legislation

[Find Out More](#) 



Public Bodies

Transferring Assets - a guide to developing an asset transfer policy and processes

[Find Out More](#) 





Support for Relevant Authorities

- Staff and Councillor Training on Part 5: Asset Transfer
- Assist with development of Asset Transfer policies
- Respond to general queries about the SG guidance
- Relationship brokering when requested



Representation

- Collating regular issues that come up and reporting to help resolve
- Discussion on funding available
- Supporting groups with appeals to SG
- Review of RA processes to fit with Act
- Input to SG short life working groups relevant to Asset Transfer



Contact

East and Midlothian COSS advisor

Email – nicky@dtascot.org.uk

Telephone 0131 316 4706





- Volunteering
- Organisations
- Representation
- Wellbeing
- Adventure
- Social Enterprise

Feedback

About

About us

- About STRiVE
- Our Vision, Mission and Values

Contact Us

Our registered office is located in Tranent, East Lothian.
56 High Street, Tranent, EH33 1HH
T: 01875 615423

Community Asset Transfer

Community Asset Transfer is the transfer of responsibility for an asset from the council to a community group or organisation.

Part 5 of The Community Empowerment (Scotland) Act 2015 sets out the key rights and duties, and provides a framework for the Asset Transfer process.

Before you make a formal transfer request

Preparing a business case for a formal Asset Transfer Request can be a big task. To save you time and effort, we use a form to assess whether a potential formal request is likely to succeed.

Asset Transfers Team

 [Send Email](#)

In this section



[Home](#) > [Your community](#)

Community Asset Transfer

- 1. Council properties
(You are here)
- 2. Bonnyrigg Rose
Community Football
Club - Poltonhall

Council properties

Community Asset Transfer is the transfer of responsibility for an asset from the Council to a community group or organisation.

[Part 5 of The Community Empowerment \(Scotland\) Act 2015](#) sets out



Support for Community Asset Transfer in Midlothian

Rebecca McKinney, Social Enterprise Alliance Midlothian



About SEAM

- ▶ Part of Midlothian's Third Sector Interface (along with Midlothian Voluntary Action and Volunteer Midlothian)
- ▶ We provide one to one business support, training and networking to social enterprises and charities in Midlothian, and also represent the sector in the Community Planning Partnership.
- ▶ We offer free, bespoke support based around your needs. If the help you need is more specialist or in-depth than we can offer, we will work with you to find the additional help you need.

Snapshot of Asset Transfers in Midlothian to date

- ▶ Mostly council-owned assets
- ▶ Plots of land that are ‘surplus to requirements’
- ▶ Sports pavilions
- ▶ Astroturf pitches
 - ▶ To:
 - ▶ Development Trusts
 - ▶ Nurseries/After School Clubs
 - ▶ Football clubs

How Can SEAM Help with Asset Transfer

- ▶ Development support, guidance and advice with business plans (or help you apply for funding for business planning consultancy), in collaboration with COSS and other helpers
- ▶ Support community engagement activities, including events and promoting online material
- ▶ Support funding applications
- ▶ Liaise with public authorities on your behalf, to clarify the process
- ▶ Be an empathic and supportive ally and listener when things get frustrating

Get in touch

Rebecca McKinney

development@seamidlothian.co.uk

0131 663 9471

4/6 White Hart Street, Dalkeith EH22 1EG



LUNCH



Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Alison Crook
Scottish Land Fund Adviser
Edinburgh, Lothians & Borders



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Scottish Land Fund 3

Supporting Scottish communities to become more resilient and sustainable through the acquisition, ownership and management of land and buildings.



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

- Scottish Land Fund (3) runs from April 2016 - March 2021.
- Scottish Government funded - £10m per year
- Grants for feasibility and purchase
- No funding for development of the asset



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

What types of project will we fund?

- Community projects
- Purchase of land or buildings
- Projects that will make a difference
- Projects that are developable and sustainable
- Projects that have community support



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Local examples of SLF funded projects

Gifford

Action Party

Fraser Centre

A Heart for Duns

Morebattle Village Shop

Penicuik Alliance

Peebles Community Trust

Lilliesleaf

Buying woodland, community hubs, shops, land for amenity use



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Stage 1: Feasibility Funding (pre-acquisition)

- Business planning
- Valuation
- Building surveys
- Community consultation
- Up to £30,000, usually c£10,000



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Stage 2: Purchase costs

Up to 95% of

- Purchase cost
- Legal costs
- Some initial start up costs
- Up to £1,000,000



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Process:

- Enquiries through National Lottery Community Fund
- Referral to SLF Adviser – applicant support
- 2 stage application process:



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Scottish Land Fund

Ionmhas Fearainn Na H-Alba

Contact:

The National Lottery Community Fund (all initial enquiries)
0300 123 7110

advicescotland@tnlcommunityfund.org.uk

Alison.crook@hient.co.uk

www.hie.co.uk/ten-steps



The Scottish Government



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



**COMMUNITY
FUND**

Sharon Davidson

Funding Officer,

Edinburgh & Lothians Team

Edinburgh & Lothians Team



- Team of 8 staff working across City of Edinburgh, East Lothian, Midlothian & West Lothian
- 1 Funding Manager and 7 Funding Officers (split by locality area)
- Working with groups at all stages from initial discussions to assessment to grant management
- Having been working this way since April 2018

Who covers which Locality



City of Edinburgh Funding Officers

- Sarah Mayze - South West
- Stephen Thacker - North West
- Marie McArdle - South East
- Toby Joss - North East

Lothians Funding Officers

- Sharon Davidson - East Lothian
- Julie Boardman - Midlothian
- Rhian Thomas - West Lothian

Last year, we supported communities to deliver



1,131 projects



in Scotland using money raised by



National Lottery players

We've made

150 grants

**in Edinburgh &
the Lothians**

in the last year -

Over £8m in awards

We want projects
we fund to be:



people-led



strengths-based



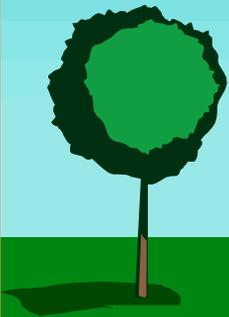
connected



Key Grants for Community Ownership

£300

£1M



AWARDS
FOR ALL
SCOTLAND

£10k

Community
Led

£150k

Scottish
Land
Fund

£1M

Community
Assets

£1M

National Lottery Awards for All Scotland

- ▶ Simple to apply for **£300** to **£10,000**
- ▶ Very broad: community, sports, arts
- ▶ Events, project delivery, start-up costs, staff costs, equipment, pilots and more
- ▶ Involve your community in planning/delivery!

Community-Led Activity

£10k - £150k over 3-5 years



Supporting communities to improve the places
in which they live and the wellbeing of those
most in need

Community-Led Activity



- Everyone in the community has the opportunity to influence and get involved in community-led activity
- People in the community are better connected and work together to improve their well-being

Community Assets



Helping communities to address inequalities or disadvantage through ownership of an asset.

This fund isn't about buildings....

- ...it's about using buildings (or other assets) to help address specific local issues and achieve positive outcomes.
- Well developed
- Match funding

Community Assets

£10k-£1M

Address local inequality/disadvantage via purchase/development of assets

- For local community run/led orgs
- Ownership not leasing
- Capital and revenue



▪ 10-15 projects across Scotland

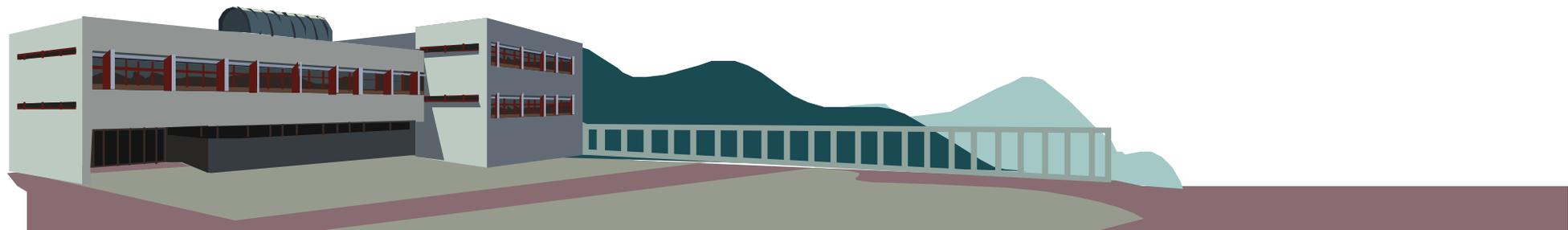
Community Assets



Unlikely to fund...

- Just sports facilities
- Single focus building (e.g. Scout hut, Men's Shed)
- Project mainly focused on heritage/conservation of a specific building
- Car park, play park or park improvements
- Building for purely amenity use

Often means general refurbishment costs of a village hall or similar are unlikely to be funded.



Our blog



latest on new
funds
how-tos
news...

bigblogscotland.org.uk

Monthly E-bulletin



- ▶ hints and tips
- ▶ info on funds
- ▶ other stories...

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Keep in touch!

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Questions?

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COMMUNITY OWNERSHIP: ASSETS FOR PEOPLE AND PLACE

Thank you for Attending Assets for People and Place

The Lothians Regional Event

