



RESOURCE SHEET 3 – asset transfer resources

1. Background and Purpose:

The Digbeth Trust has produced this resource to enable anyone wanting to find out more about asset transfer to access more information.

Asset transfer refers to the shift of the ownership and/or management of public assets (eg buildings, land, etc) from the public sector (eg local authorities) to voluntary and community organisations.

This issue is currently receiving a lot of attention as the Government has given a commitment to enabling more assets to be transferred. It commissioned the Quirk Review (see links below) which found:

- that transferring public assets to communities not only leads to more responsive services that meet local people's priorities but can also create more confident empowered communities with greater civic spirit.
- there are no substantive barriers to prevent councils transferring assets into community management or full ownership. Powers already exist for this but many are not fully aware of them, or are not using them to full benefit.
- a change in culture is required so that every community has the chance for more active citizenship, a greater role in running services and owning assets, and improving wellbeing in their communities.
- underpinned by safeguards to ensure good management councils can sell off or lease assets for as little as £1 where it is clear it is for the good of the community. Other assets that could be transferred include redundant police stations, old hospital sites, empty shopping parades and closed down pubs on estates.

Based on more than 20 years experience of helping groups to take on buildings and land, the Trust supports the findings of the Quirk Review.

In its response to the Review (Opening the Transfer Window – see links below) Government has said it will adopt the Quirk recommendations in full. Government has commissioned a variety of pilots and initiatives to support the implementation of Quirk. But what Government has not yet done is state how voluntary and community groups will be resourced to access independent, specialist and technical support to enable them to effectively explore asset transfer.

The Digbeth Trust is able to broker access to such independent support. Information about our services is contained on page 7 below. We will work in partnership with the organisations listed in this resource to provide complimentary and comprehensive support to groups.

2. Key Written Resources:

NB – In the electronic version of this handout the titles of these publications are clickable links to the resources.

Making Assets Work – The Quirk Review of Community Management and Ownership of Public Assets (184 KB, .pdf)

A downloadable .pdf (184kb) of the full Quirk Report.

http://www.communities.gov.uk/pub/517/MakingassetsworkTheQuirkReviewofcommunitymanagementandownershipofpublicassets_id1510517.pdf

Opening the Transfer Window - The government's response to the Quirk Review of community management and ownership of public assets (187 KB, .pdf)

A downloadable .pdf (187kb) of the full text of the Government's response to the Quirk Review (Making Assets Work).

http://www.communities.gov.uk/pub/754/OpeningthetransferwindowThegovernmentsresponsetotheQuirkReviewofCommunitymanages_id1510754.pdf

Asset transfer (166 KB, .pdf)

A downloadable .pdf (167kb), this briefing provides some background to the issues surrounding the transfer of land and property assets from local government to voluntary and community organisations.

http://www.financehub.org.uk/uploads/documents/fh_asset_transfer_Aug06_60.pdf

Guide to Loans and other Form of Finance (850 KB, .pdf)

Downloadable 38 page .pdf (850kb) produced for the Finance Hub by NCVO Sustainable Funding Project. The guide introduces loans and other forms of finance, discusses the differences between key forms of finance, and provides guidance on how to assess their suitability. It also presents several short case studies of voluntary and community organisations using various forms of finance to develop their activities, and looks briefly at various finance providers. It includes checklists for advisers and groups to use.

http://www.financehub.org.uk/uploads/documents/fh_guide_to_loans_and_other_forms_of_finance_May07_58.pdf

Tools for Procurement and Contracting (404 KB, .pdf)

Downloadable 35 page .pdf (405kb) document produced for the Finance Hub by NCVO Sustainable Funding Project. The document provides a series of exercises and checklists designed to support advisers working with groups on procurement and contracting. It includes materials designed for those just starting to look at contracting (introductory), those ready to explore the topic further (intermediate), and for those wanting to look at contracting more seriously (advanced).

http://www.financehub.org.uk/uploads/documents/fh_tools_for_procurement_and_contracting_May07_52.pdf

To Have and to Hold

Provides a broad range of information, resources and contacts that you can use to develop a land or building project as an asset for your organisation and local community. You have to pay for print copies, but you can download a .pdf copy from this site.

<http://www.dta.org.uk/NR/rdonlyres/0B6ABA0E-E405-41CC-ADF0-974DD1FF46F7/0/asset.pdf>

A Practical Guide on Asset Transfer

The Development Trusts Association, which comprises nearly 400 community organisations across the UK, produces this guide.

<http://www.dta.org.uk/NR/rdonlyres/2210DA71-5362-42E0-91EC-54EBC25FBD13/0/AssetTransferACanDoGuide.pdf>

NCVO Guide to Using Property as an Asset

The National Council for Voluntary Organisations provides information on using property as an income generating or cost saving asset and a short briefing on asset transfer.

<http://www.ncvo-vol.org.uk/?id=2134>

Community Buildings – maximising assets

A .pdf (2,125kb) containing case studies and key issues in the management of community buildings from Community Matters.

<http://www.communitymatters.org.uk/resources/docs/communitybuildings.pdf>

Occupying Community Premises - publications order form

A .pdf order form (521kb) for 'Guidelines for community associations and local authorities'. Explains the legal basis on which charitable community organisations occupy community buildings where they are owned by local authorities or other public or private bodies. Includes a specimen lease and a model declaration of trust for holding trustees.

http://www.communitymatters.org.uk/resources/docs/Publications_list_new.pdf

Managing Your Community Building – publications order form

A .pdf (521kb) publications order form for Managing Your Community Building 3rd Edition, by Peter Hudson, edited by Jacki Reason. From Community Matters.

http://www.communitymatters.org.uk/resources/docs/Publications_list_new.pdf

Village Hall Good Management Toolkit – order form

A .pdf order form (338kb) for the toolkit from Action with Communities in Rural England (ACRE).

http://www.acre.org.uk/DOCUMENTS/Publications_ACRE/VHtoolkit_flyer.pdf

Charity Commission guidance on village halls and community centres

CC18 - Use of Church Halls for Village Hall and Other Charitable Purposes

CC27 - Providing Alcohol on Charity Premises

RS9 - Village Halls and Community Centres

RS9 - Village Halls and Community Centres: Annex A, B, C & D

RS9a - Village Halls and Community Centres: Summary

<http://www.charity-commission.gov.uk/>

3. Organisations Providing Relevant/Expert Support

3.1 Support Organisations:

Development Trusts Association

The national body for development trusts. Website contains a range of downloadable resources.

The Post Office Building
149-153 Alcester Road
Moseley
Birmingham B13 8JP

Carrie Weekes
Regional Development Manager
Tel: 0121 449 7062
Email: c.weekes@dta.org.uk

www.dta.org.uk/

Community Matters

Community Matters is the National Federation for Community Organisations. Website contains a range of downloadable resources.

12-20 Baron Street
London N1 9LL
Telephone: **020 7837 7887**
Fax: 020 7278 9253
Email: communitymatters@communitymatters.org.uk

www.communitymatters.org.uk/

BASSAC

bassac is the national network of multi-purpose community based organisations, dedicated to tackling the causes and effects of poverty, exclusion and discrimination. Website contains a range of downloadable resources.

33 Corsham Street,
London N1 6DR
Tel: 0845 241 0375
Fax: 0845 241 0376
Email: info@bassac.org.uk

www.bassac.org.uk/

Community Alliance

The Community Alliance is a partnership of *bassac*, Community Matters and Development Trusts Association **Our vision is a community anchor in every neighbourhood.**

Community anchors are:

- Independent community-led organisations
- Multi-purpose and provide holistic solutions to local problems and challenges, bringing out the best in people and agencies
- There for the long term and not a quick fix
- Often the driving force in community renewal

For enquiries regarding the Community Alliance in the West Midlands please refer to the contacts below:

Bassac - Mark Parker

T: 0845 241 0375

Email: mark@bassac.org.uk

Community Matters - Alison Bell

T: 07812765566

Email: midlands@communitymatters.org.uk

Development Trusts Association - Keith Smithies

T: 0161 432 5627

Email: k.smithies@dta.org.uk

The Scarman Trust - Derek Douglas

T: 0121-515 4992/0121-515-3375

Email: derek.douglas@thescarmantrust.org

www.comm-alliance.org/

Birmingham & Solihull Social Economy Consortium

Birmingham & Solihull Social Economy Consortium (BSSEC) is a practitioner-led network of agencies and enterprises involved in the social economy in Birmingham and Solihull. Collectively the consortium believes that any fully developed local economy needs within it a strong and diverse social economy sector in which enterprises conduct commercial activity to achieve social objectives.

Alun Severn

BSSEC Secretariat

Tel: 0121 233 0278

Email: alun@bssec.org.uk

www.bssec.org.uk/index.html

3.2 Finance for Asset Transfer:

Adventure Capital Fund

The Adventure Capital Fund is an ambitious new style of funder for community enterprise. By offering a combination of financial investments and expert support, they aim to help community enterprise to become stable, soundly run businesses that will survive long into the future. They expect a return on their investment – holding their investees to account to provide them with results, both social and financial.

Ground Floor Ibex House
42–47 Minories
London EC3N 1DY (registered office)
Email Address: info@adventurecapitalfund.org.uk
Telephone: 020 7488 3455
Fax: 020 7488 9231

www.adventurecapitalfund.org.uk/

Futurebuilders

Futurebuilders England is a unique government-backed fund offering support and investment to third sector organisations to deliver public services. They offer a combination of loans, grants and professional support to build the capacity of third sector organisations who want to deliver better public services.

General and Investment Enquiries:
Call: 0191 261 5200
E-mail: info@futurebuilders-england.org.uk.

Futurebuilders England
3rd Floor
3-5 Rathbone Place
London
W1T 1HJ
Tel: 020 79276340
Fax: 020 79276341

www.futurebuilders-england.org.uk/

Aston Reinvestment Trust

ART is an independent loan company funded by its own resources and in part by Advantage West Midlands, that lends alone or alongside the banks or other financiers, providing funds for cash flow or capital investment. ART aims to boost the local economy by supporting enterprise and helping to create and safeguard jobs. ART is a CDFI (Community Development Financial Institution) based in Birmingham and established in 1997. It was the first of its kind in the UK and its model is now being replicated in many other regions.

69 Aston Road North
Birmingham B6 4EA
(entrance via Holland Road West)

Tel: 0121 359 2444
Fax: 0121 359 2333

www.reinvest.co.uk/

Black Country Reinvestment Society

The Black Country Reinvestment Society operates in the sub region of the West Midlands covered by the local authority areas of Dudley, Sandwell, Walsall and Wolverhampton. It lends to social enterprises and SMEs making a positive contribution to social and economic factors in the black country and environs.

Loan Type - Loans are made from £10,000 - £50,000 at, or around, commercial rates of interest to social enterprises and SMEs.

Turner House
Wrens Nest Road
Dudley DY1 3RU

Email - enquiries@bcrs.org.uk
Telephone - 01384 342819
Fax - 01902 675094

www.bcrs.org.uk

Community Development Finance Association:

The **cdfa** is the trade association for Community Development Finance Institutions (CDFIs). CDFIs are sustainable, independent financial institutions that provide capital and support to enable individuals or organisations to develop and create wealth in disadvantaged communities or under-served markets.

Room 101
Hatton Square Business Centre
16/16a Baldwins Gardens
London EC1N 7RJ

tel: 020 7430 0222
fax: 020 7430 2112
email: info@cdfa.org.uk

www.cdfa.org.uk/index.htm



PROFESSIONAL & TECHNICAL AID SERVICE (PTAS)

connecting the
voluntary sector with
consultants' expertise

PTAS offers:

- to voluntary and community groups: access to quality-assured consultants who can help you to improve your services and organisation;
- to consultants: access to a wide range of opportunities to make a difference to voluntary and community groups;
- to other partner organisations (including funders and statutory authorities): access to our database of quality-assured consultants to help with needs assessments, service evaluations, etc.

PTAS is a **free** service for voluntary and community organisations in the West Midlands. Currently we can only fund a small number of consultancy each year. However, for every group that contacts us we will:

- Assess your needs;
- Help you write a consultancy brief;
- Help you find a quality assured consultant;
- Give you advice about how to manage the consultancy.

If we cannot fund the consultancy ourselves we will signpost you to other sources of possible funding or organisations that might be able to help free of charge.

For more information please contact us or see our website.

www.digbethtrust.org.uk

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OUR APPROACH:

We aim to deliver real outcomes for the groups and partners we work with. Our approach is to:

- tailor our support to the specific needs of individual groups;
- work with groups to transfer skills to build their capacity;
- focus on sustainable development – so that groups and projects develop realistically;
- facilitate links between groups and the wider policy and funding environment in which they are working.

OUR IMPACT:

Recent evaluations show that the Trust is:

- Effective at reaching marginalised communities and groups;
- An effective administrator of grant funds – delivering positive outcomes for groups, individuals, communities and funders;
- Effective at helping groups to build their own capacity – thereby having a lasting impact on the efficiency, effectiveness and sustainability of the groups we work with;
- Effective at helping to lever-in additional financial and non-financial resources to the sector.

**The Digbeth Trust Limited is a company limited by guarantee registered in England No: 1985299
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Registered Office:
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Gibb Street
Birmingham B9 4AA**