

**ANGUS COUNCIL**

**COMMUNITIES COMMITTEE – 4 MARCH 2014**

**COMMUNITY ASSET TRANSFER UPDATE**

**REPORT BY THE HEAD OF PLANNING AND PLACE**

**ABSTRACT**

This report advises the Committee of the current position in relation to applications received for Community Asset Transfer and advises of the proposed transfer of Tealing Village Hall to the Tealing Hall Management Committee. The report also advises of proposed alterations to the Community Asset Transfer Policy

**1. RECOMMENDATIONS**

1.1 It is recommended that the Committee:

- (i) approves the transfer of Tealing Village Hall to the Tealing Hall Management Committee;
- (ii) approves the updated policy and procedures detailed in this report which will guide the promotion and implementation of Community Asset Transfer in Angus;
- (iii) notes the outcome and progress for asset transfer applications received to date.

**2. BACKGROUND**

2.1 Reference is made to Report No 622/12 - Community Asset Transfer Policy, Report No 525/13 - Update Community Asset Transfer Policy and Report No 32/14 - Community Asset Transfer of Newtyle Pavilion.

2.2 Following the approval of a community asset transfer policy in November 2012, the Council established a Community Asset Transfer Group (CATG). The group meets on a monthly basis in order to assess applications. Stage One of the transfer process determines the suitability of the proposal and where successful, the CATG has delegated approval to pass applications for progression to Stage Two.

2.3 Stage Two is a more demanding application that requires the community group to submit a detailed business plan, cash flow projections, proposed capital spend, funding requirements and details on how the proposed asset transfer will benefit the community. Recommendations made by the CATG on Stage 2 applications are subject to Committee for approval.

**3. CURRENT POSITION**

3.1 Since adoption of the asset transfer policy, a total of 9 Stage One applications have been submitted and reviewed by the CATG. To date, 6 of these have been advanced to Stage Two. Details and decisions of these applications are listed in Appendix 1. Currently there are 4 stage two applications in development whilst 3 completed Stage 2 applications have been formally submitted to the CATG.

3.2 An update on the Community Asset Transfer Policy in October 2013 recognised the lengthy timescales that it can take for community groups to develop Stage 2 applications and, therefore, amended the policy to allow for the suspension of active marketing following Stage One approval to allow the development of the community group projects. Members will recall that the CATG recently reviewed an application for asset transfer of the Newtyle Pavilion by the Newtyle & Eassie playgroup. This transfer was approved by the Communities Committee on the 21 January (Report No. 32/14). A further Stage 2 application has been reviewed by the CATG for Tealing Village Hall.

## 4. PROPOSALS

- 4.1 **Tealing Village Hall:** Tealing Village Hall Management Committee has submitted a Stage 1 and Stage 2 proposal under the Council's Community Asset Transfer Policy to take over the building's ownership to include an area of ground around the building. The building, which is held on the Housing Revenue Account (HRA), has been successfully managed for 65 years and is an important resource for the local community. The Management Committee's business case includes further investment in the building and marketing in order to increase the number of activities held in the hall. The summary of the assessment is given in Appendix 2.
- 4.2 The requested transfer has been assessed by the CATG in accordance with the policy and has been agreed as suitable. This is the second proposed Asset Transfer in Angus and Committee is asked to agree to this transfer. The building has been valued at £35,000 by the Council's retained agents, J & E Shepherd. The Tealing Hall Management Committee has offered a purchase price of £1,150. In assessing the proposal against the policy and its positive contribution towards local outcomes, the CATG is of the opinion that this offer is fair and reasonable. As the property is held on the HRA, the transfer will be subject to Scottish Ministers Approval. Thereafter, terms and conditions of the transfer will be agreed by the Head of Technical and Property services and the Head of Legal and Democratic Services.
- 4.3 **Community Asset Transfer Policy:** It is important that the established cross-departmental CATG continues to evaluate the Community Asset Transfer Policy and the process to test that it is working well and takes into account feedback from community groups that have been involved in the process. The policy should be refined so that procedures that are found to be not working well are amended and that the process is streamlined.
- 4.4 The policy has now been in place for over a year and feedback from community groups and direct experience has indicated that there are refinements which could be made to improve the effectiveness of the asset transfer policy and the process for dealing with surplus property. Given this feedback and experience, the CATG has reviewed the policy and now seeks approval for the attached policy and documentation that reflects local circumstances and improves the management of the process. The amended policy and documentation is contained in [Appendix 3](#). Whilst most of the existing policy remains unchanged, the process of assessing the suitability of surplus assets being made available for asset transfer has been reviewed. This is to reflect concerns which have been raised by interested parties during the marketing of surplus properties where marketing has been suspended due to the receipt of a Community Asset Transfer application. The revised process will lead to further clarity on the status of surplus property. The process for assessing surplus property for suitability for asset transfer is outlined in the flow chart of the revised policy.

## 5. PROPERTY IMPLICATIONS

- 5.1 The alteration to the policy document will clarify which properties are suitable for asset transfer and assist in the process of marketing surplus property. It should be noted that any future asset transfers may not achieve market value which will affect the capital receipts received by Angus Council.

## 6. RISKS

- 6.1 Community Groups may be unsuccessful in funding applications.

## 7. FINANCIAL IMPLICATIONS

- 7.1 Approved community asset transfers at less than open market value rent or capital receipt levels will reduce income to Angus Council.

## 8. HUMAN RIGHTS IMPLICATIONS

- 8.1 There are no Human Rights Act implications specific to this report.

## 9. EQUALITIES IMPLICATIONS

- 9.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective. An [equalities impact assessment](#) is not required.

## **10. ANGUS COMMUNITY PLAN AND SINGLE OUTCOME AGREEMENT**

10.1 This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Angus is a good place to live in, work in and visit;
- Our children and young people are confident individuals, effective contributors, successful learners and responsible citizens;
- Individuals are involved in their communities;
- individuals are supported in their own communities with good quality service;
- We have improved the health and wellbeing of our people and inequalities are reduced;
- Our communities are developed in sustainable manner;
- Our natural and built environment is protected and enjoyed;
- Our carbon footprint is reduced.

## **11. CONSULTATION**

11.1 The Chief Executive, Head of Corporate Improvement & Finance, Head of Property and Technical Services and Head of Legal & Democratic Services have been consulted in the preparation of this report.

## **12. CONCLUSION**

12.1 This report seeks approval for the transfer of Tealing Village Hall to the Tealing Hall Management Committee, seeks approval for the revised Community Asset Transfer Policy and notes the progress of Stage 1 and 2 applications for community asset transfers.

**VIVIEN SMITH  
HEAD OF PLANNING AND PLACE**

**NOTE:** No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

### **Communities/Planning and Place/VS/SK**

#### **List of Appendices:**

- :- Stage one applications
- Appendix 2:- Stage two applications
- [Appendix 3](#):- Community Asset Transfer Policy
- [Appendix 4](#):- Community Asset Transfer:- Stage 1 (Suitability) Application Form
- [Appendix 5](#):- Community Asset Transfer:- Stage 2 Application Form

## Appendix 1 - Stage One Applications

Name of Applicant	Name of Asset	Date of delegated approval or outcome	Status
Tealing Hall Management Committee	Tealing Village Hall	12/12/2012	Stage 2 submitted and approved on 18/1/2014
Friockheim Community Hub Ltd	Eastgate School	09/03/2013	Stage 2 submitted & under consideration. Application made for Lottery funding
Brechin Golf Club	Brechin Golf club	Refused	Ineligible – Brechin Common Good
Muirhead & Birkhill Bowling club	Land at bowling club	15/12/2012	Stage 2 development phase
Newtyle & Eassie Playgroup	Newtyle Pavilion	10/12/2012	Stage 2 submitted and approved on 18/11/13
Arbroath Vics	Ogilvy Park	22/05/2013	Stage 2 development phase
Cliffburn & Hayshead community development trust	Seaton Park	19/07/2013	Stage 2 development phase
City of Brechin & Area Partnership	Old Registrars	Pending	Stage 1 pending approval
Kirriemuir Youths Football Club	Martin Park/Slade Road	19/12/2013 Refused due to economic interest	
Montrose Playhouse	Montrose Swimming Pool	18/11/2013	Stage 2 development phase

## Appendix 2 - Stage Two applications

Name of Applicant & Asset	Assessment Commentary
<b>Tealing Village Hall</b>	Tealing Village Hall was built by the Ministry of Defence as a gymnasium in c1941. It is located in the small settlement of Inveraldie and primarily serves the community of Inveraldie and Tealing. The Hall has been operated successfully by the Hall Management Committee for 65 years. During their tenancy, the Hall Committee has maintained the building and estimates that it has invested over £56,000 on improvements on the building through letting, external funding and fund raising. It is estimated that around 6,800 people use the hall per annum and activities/users range from dog training classes, to Dance, yoga, a Wednesday club and the Women's Royal Institute. The hall is located in a rurally accessible location serving a number of smaller settlements with a significant retired population. There is a lack of facilities and services within the area. The current lease arrangement of £1 pa expires in March 2014. The Hall Committee have submitted a Stage 2 application and wish to take ownership of the Hall. The Management Committee is a robust and responsible organisation and the Hall is a well used resource for the local and wider community. Ownership of the hall will bring benefits to the hall and the community. It is likely to engender greater pride, an increased willingness of the local community to get involved and more commitment to improve and market the asset. Plans to improve the area around the hall are well advanced and the Hall Committee have applied for funding from the Angus Environmental Trust to begin works. The CATG fully supports the application by the Committee for transfer of ownership.
<b>Friockheim Community Hub Ltd/Eastgate School</b>	Friockheim Community Hub Ltd has been invited to apply for development funding following a Stage One application to the Big Lottery. The organisation is currently developing its plans to convert the former school into a community hub and is currently being assisted by the Communities team.
<b>Newtyle &amp; Eassie Playgroup, Newtyle Pavilion</b>	The Stage 2 Application was approved by Committee on the 21 <sup>st</sup> of January. Detailed discussions and support to the Playgroup is ongoing.