



The Community Asset Transfer Process

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Community Ownership Support Service

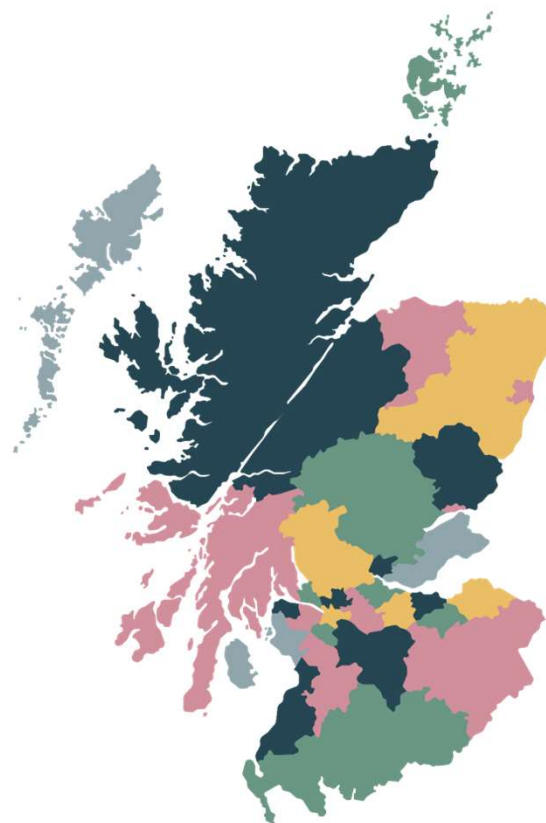
The Development Trust Association Scotland



DEVELOPMENT TRUSTS

are **community-led** organisations, working across town, city, rural and island locations throughout the UK - combining community-led action with **an enterprising approach**

They aim to bring about social, economic and environmental renewal, **creating wealth in communities and keeping it there.**





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 Scotland, set up to :

- ✓ Support communities in the sustainable transfer of assets, primarily publicly-owned, into community ownership
- ✓ Support local authorities and other public agencies (relevant authorities) in the transfer of assets into community ownership
- ✓ Deliver a post-acquisition Facilities Management service



3 Main Ways To Acquire Community Assets

- Community Asset Transfer
- Community Right To Buy (CRtB)
- Negotiated Sale

Dundonald Castle Visitors Centre



Community Ownership in Scotland

- 2024 marked 100 years of Community Ownership in Scotland
- Over 500 assets now in Community Ownership across the country
- Over 300 Community Asset Transfers (CAT) have been approved since 2017

Most common types of community assets

- Community centres or hubs
- Playing fields or other sports amenities
- Community garden / growing spaces
- Heritage centres or museums
- Park or woodlands
- Public toilets
- Mens sheds, recycling hubs or other workshop spaces
- Carparks, bridges, piers
- Pubs, shops, post offices, hairdressers
- Campsites, glamping pods



Inverclyde Shed Community Garden

CHANGING CONTEXT

- Rationalisation of public estate
 - Community and Sports Facilities
 - Operational premises
- Vacant commercial premises and shops in key town centre locations
- Rationalisation of the Church of Scotland estate – 40% (c.500 churches over next 5 years)



What is Asset Transfer?

- CAT (Community Asset Transfer) is a process made available to communities through the Community Empowerment (Scotland) Act 2015
- CAT allows 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 public benefit may justify a discount on market value.
- Can be facilitated in different ways:
 - Transfer of Title for outright ownership
 - Lease

COMMUNITY OWNERSHIP: ASSETS FOR PEOPLE AND PLACE



Asset Transfer Rights - Communities



Request information on any publicly owned asset that the community believes they can make better use of for community benefit.



Request the transfer of a **any** public asset



Acquire that asset if the public body cannot offer a good reason why this shouldn't happen (there is a presumption in favour of transfer).



To decide on the price it wishes to offer, based on the economic, social, health or environmental benefits it will add, and the condition of the asset.



To request a review or appeal for any adverse decision, or where the timescales have not been adhered to

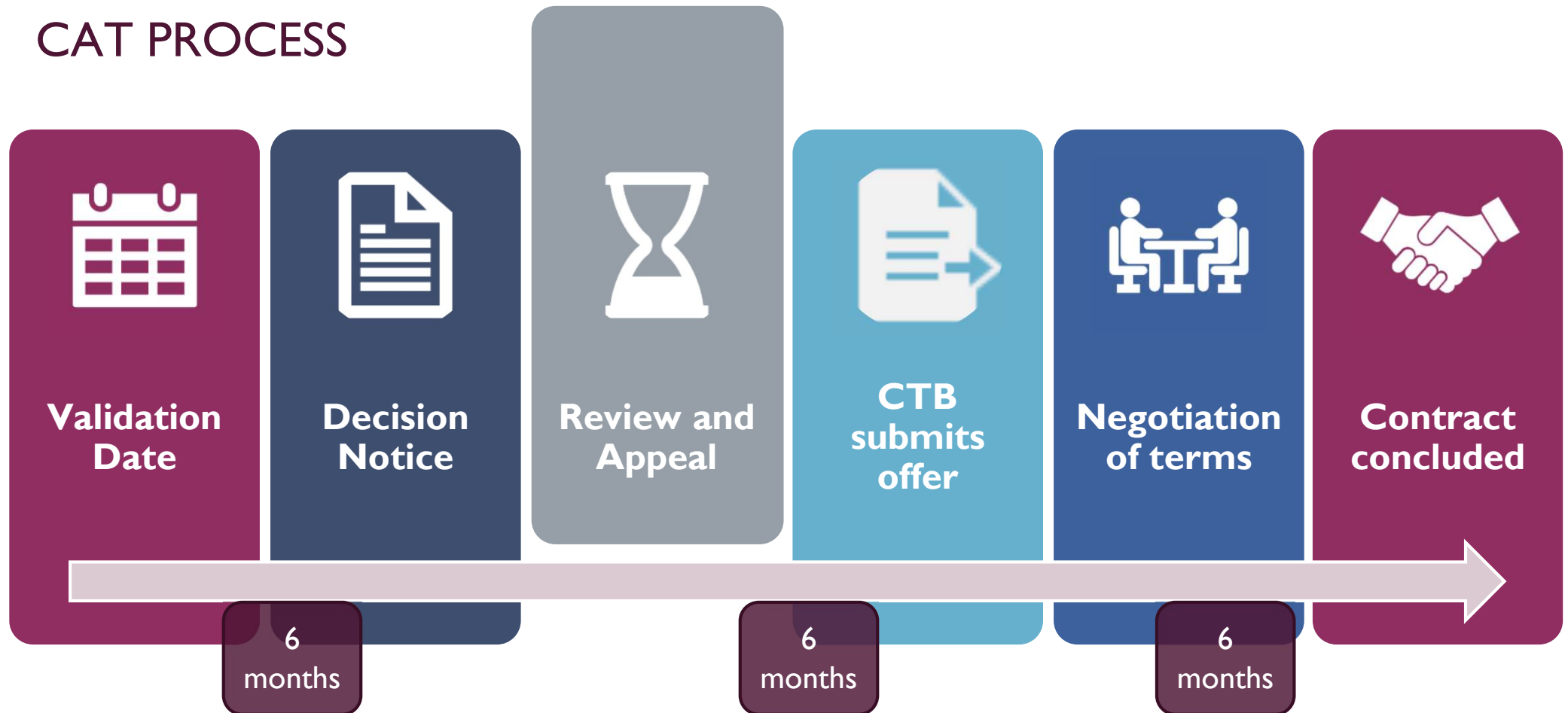
CONDITIONS ON RELEVANT AUTHORITIES

- Produce a Register of all the assets they believe that they own, including those that are leased from someone else.
- Have a clear process for communities to get information about asset transfer and submit applications
- Produce an annual report on asset transfer, explaining how many requests have been received and the results of those applications, together with how you have helped community bodies that want to make asset transfer requests.



This asset register example is from Highland Council

CAT PROCESS



Eligibility for Asset Transfer

- To be eligible for transfer under the Community Empowerment (Scotland) Act 2015 a group needs to be recognised as a “Community Transfer Body”.
- **You need to be a 2-tier SCIO, CLG or Community Benefit Society**, with:
 - ❑ A clearly defined community – either geographic or community of interest
 - ❑ An open membership
 - ❑ A Board drawn mainly from that membership
- Community of Place v Community of Interest particularly relevant for Men’s Sheds

THE CORE ELEMENTS OF COMMUNITY OWNERSHIP

1. Capacity & Governance
- 2 Community Support and Community Benefit
3. Sustainability

The Larrick Centre, Tayport





CASE STUDY

Forth Valley
Men's Shed's
Journey to
acquiring
Marshall House,
Alloa



Collecting keys to their building today

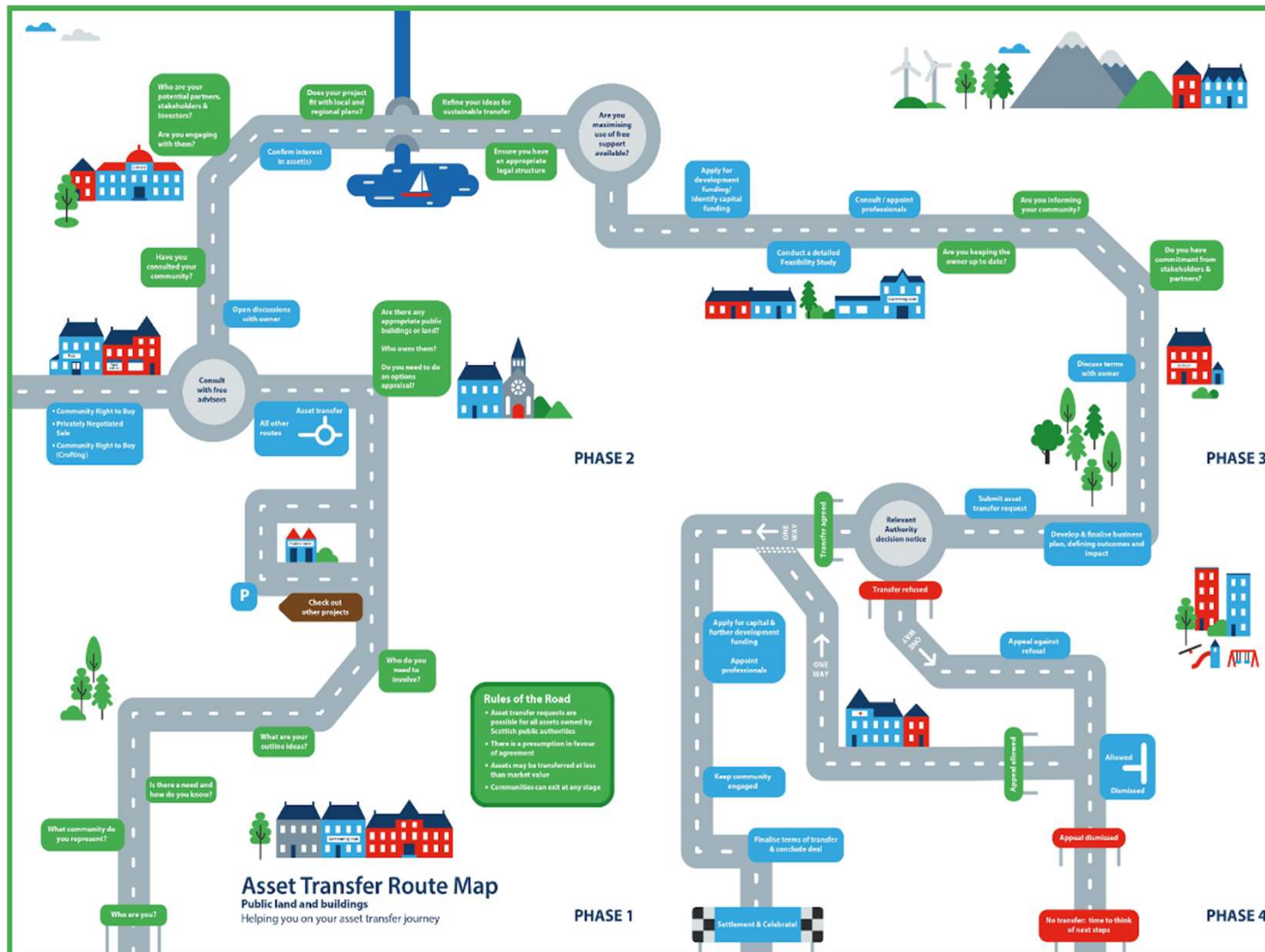
Converted to Alloa Community Shed

Applied to Scottish Land Fund and received Stage 1 funding

Supported by Community Enterprise to conduct a community consultation and write a business plan

Put in a successful asset transfer request to Clackmannanshire Council

Were successful with Stage 2 funding of £120k



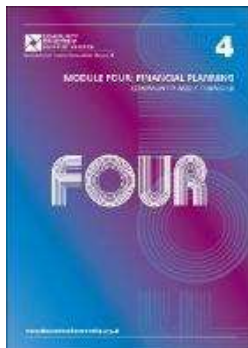
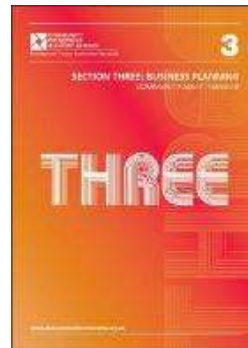
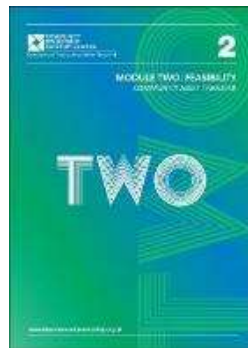
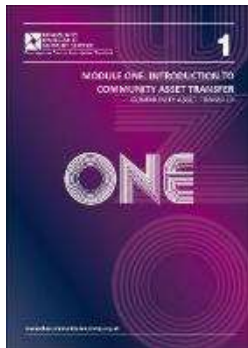
Co-siting of mens sheds

<https://www.heartofnewhaven.co.uk/>



COSS Resources

Modules



Other Guidance





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