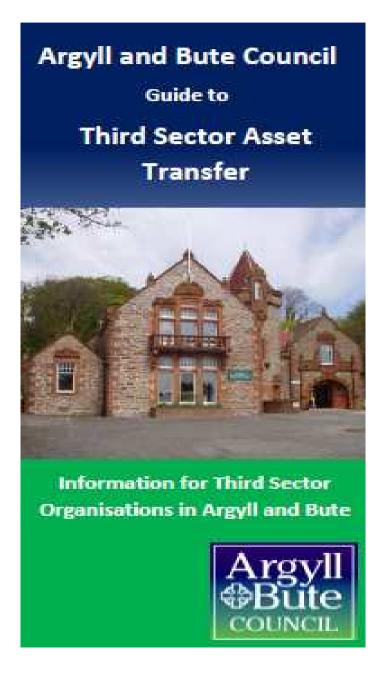
# Third Sector Asset Transfer Presentation Area Community Planning Groups

Brenda Sutherland
Social Enterprise Team
December 2013



#### **Third Sector Asset Transfer Guide**



# So What's in Store Today?

- Benefits of asset transfer
- Application process
- Stage 1 application form
- Stage 1 scoring
- Stage 2 full business case
- Stage 2 scoring
- Decision process



#### **Benefits of Asset Transfer**

- Alternative to outright disposal and loss of a facility to the community
- Assets have been identified as suitable for transfer
- Improved community services and facilities
- Improved asset management
- Improved sustainability for TSO



### **Stage 1 Process**



Organisation registers an interest online

Details of available assets posted on council website

Download an application pack

**Social Enterprise Team support the organisation** 

Application form is completed and returned

#### **Asset Publicised**

#### Third Sector Asset Transfer

Argyll and Bute Council is inviting expressions of interest from Third Sector Organisations who wish to be considered for a transfer of the asset detailed below. This is in accordance with the Third Sector Asset Transfer Process adopted on 20<sup>th</sup> September 2012.



A member of the Social Enterprise Team will contact you when you return this form.

The closing date for expressions of interest is 1st October 2013.



Asset Address: 1 High Street, Anytown

**Description**: Historic Town House built in 1870, occupies a key location in the heart of the Anytown Town Centre Conservation Area. The building is of great historic, architectural (B listed), visual and cultural significance within Anytown and has been as the heart of the community for 200 years.

Basis of Transfer: This asset is potentially available for purchase.

Availability Date: 01 September 2013
Independent Valuation: £175.000

Transfer Price: £35,000

Rateable Value: Current rateable value as per Scottish Assessors Association is £55,000

Floor Area: 225 sq Metres - Gross Internal Area (GIA).

Site Area: 600 sq metres

Car Parking: 5 car parking spaces including 2 disabled bays at rear of property.

**Condition:** The building is currently assessed as having a condition rating of C and requires investment. Although some maintenance has been carried out over the years time has taken its toll and a backlog of work has built up. This includes the need for major roof works and the need to conserve and enhance the exterior of the building. Major internal works are also required including the installation of new services, a lift and fire escape from first floor. An initial assessment of the likely level of investment required is in the order of £100.000. This cost is indicative only and should not be regarded as anything other than a general guide. Applicants are advised not to rely on the information provided and should seek independent professional advice before acting on anything contained herein.

#### **Asset Transfer Process**



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Application form is completed and returned

# **Expression of Interest**

#### Third Sector Asset Transfer Expression of Interest

in delivering the project.

Asset Detail:	
Basis of Transfer:	
Name of Organisation:	
Address of Organisation:	
Nature of Organisation:	
Contact Details:	
Telephone Number:	
Email:	
Signed:	
Name:	
Position in Organisation:	
Date:	
we consult when assessing ap funding and evaluating funding	ome of this information to individuals and organisations plications, administering the process, monitoring processes and impacts. These organisations may evaluators and other organisations or groups involved

### **Stage 1 Process**



Organisation registers an interest online

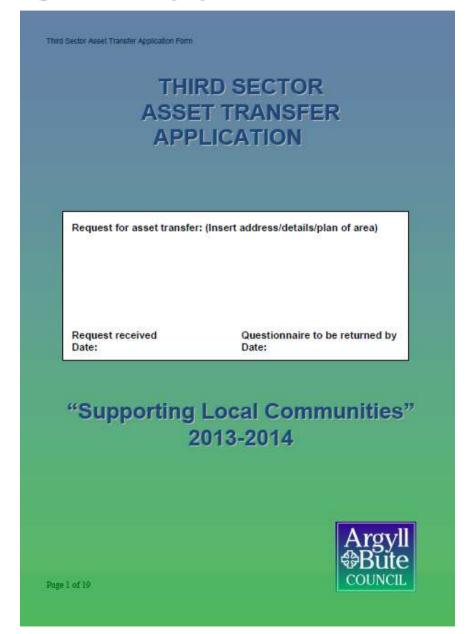
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Social Enterprise Team support the organisation

Application form is completed and returned

# **Stage 1 Application Form**



# **Social Enterprise Team**



Arlene



Issy



**David** 



Brenda

# **Five Important Factors**

- Capacity of the organisation
- Suitability of the asset
- Risk
- Social impact
- Financial sustainability



# **Aspirations**



Reality

# **Stage 1 Process**



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Download an application pack

Social Enterprise Team support the organisation

Application form is completed and returned

# **Stage 1 Scoring**

Scoring Matrix Stage One Summary									
Section	Max. Score	Awarded	Measure	Weighting	Outcome				
Management Experience	100			10%					
Suitability of the Asset	100			20%					
Risk	100			20%					
Social Impact	100			20%					
Financial Sustainability	100			30%					
Total	500			100%					

# **Stage 2 Process**

Stage 2

Social Enterprise Team support the organisation

Feedback given on the Stage 1 application

Business case will be assessed by a panel

A full business case will be required

Recommendations made to full council

Report will be submitted to the relevant area committee

**Legal Services conclude transfer** 

# **Stage 2 Scoring**

Scoring Matrix Stage Two Summary									
Section	Max. Score	Awarded	Measure	Weighting	Outcome				
Management Experience	100			10%					
Suitability of the Asset	100			10%					
Risk	100			20%					
Social Impact	100			30%					
Financial Sustainability	100			30%					
Total	500			100%					

# Stage 2

Stage 2

Social Enterprise Team support the organisation

Business case will be assessed by a panel

Recommendations made to full council

Feedback given on the stage 1 application

A full business case will be required

Report will be submitted to the relevant area committee

**Legal Services conclude transfer** 



Congratulations!

# Third Sector Asset Transfer Presentation Area Community Planning Groups

