

**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

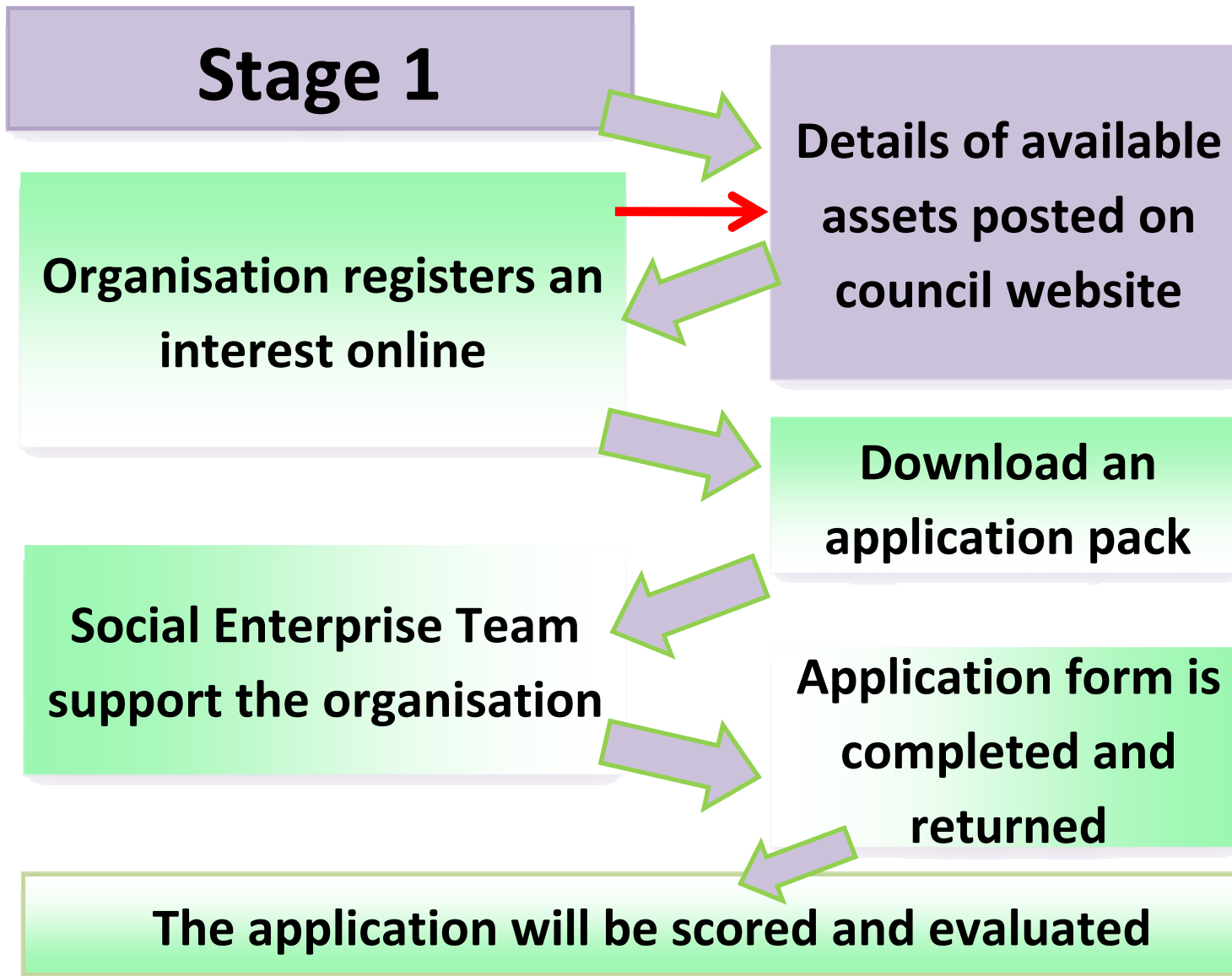


# Benefits of Asset Transfer

- 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



# 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

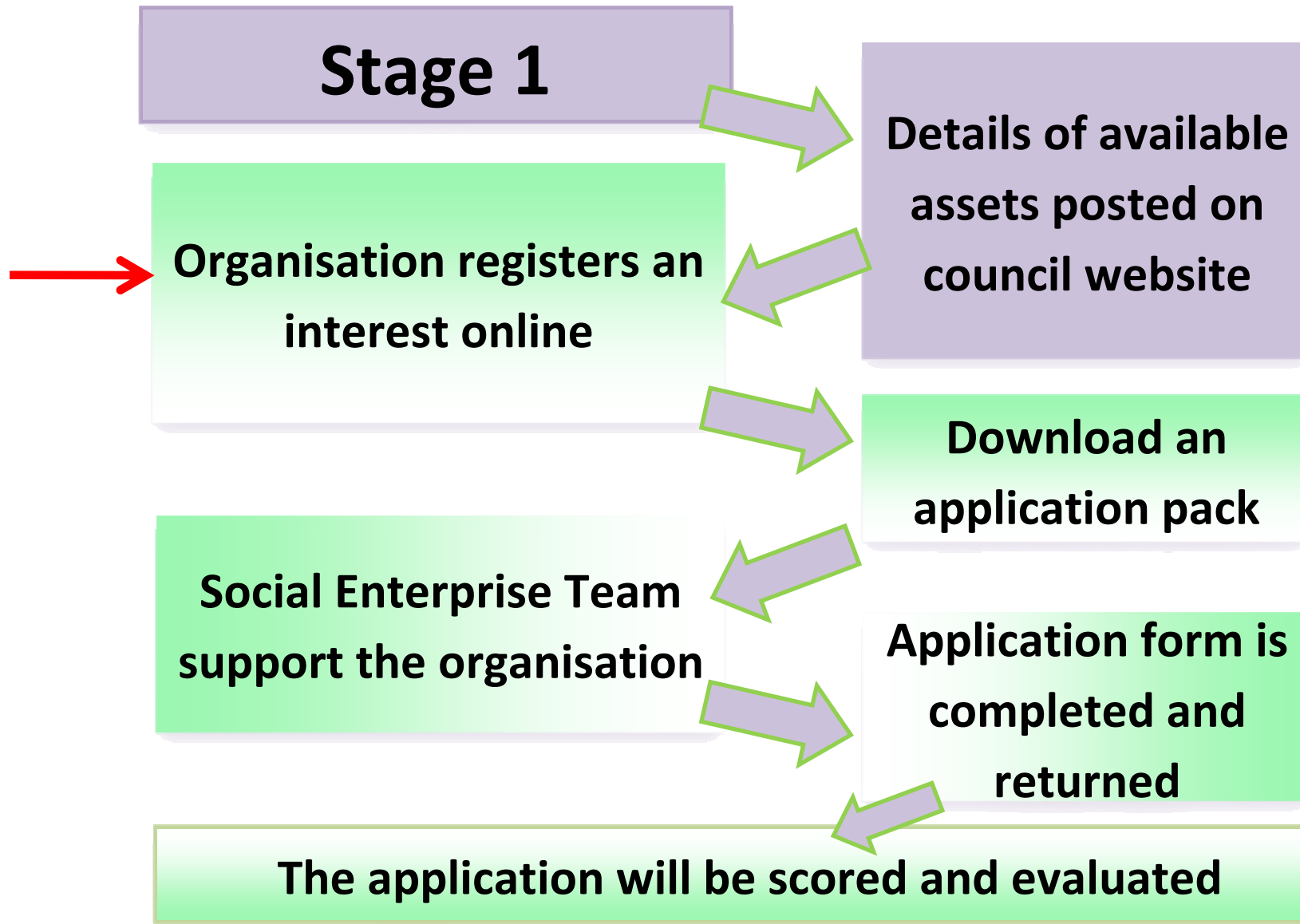
**Floor Area:** 225 sq Metres - Gross Internal Area (GIA).

**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



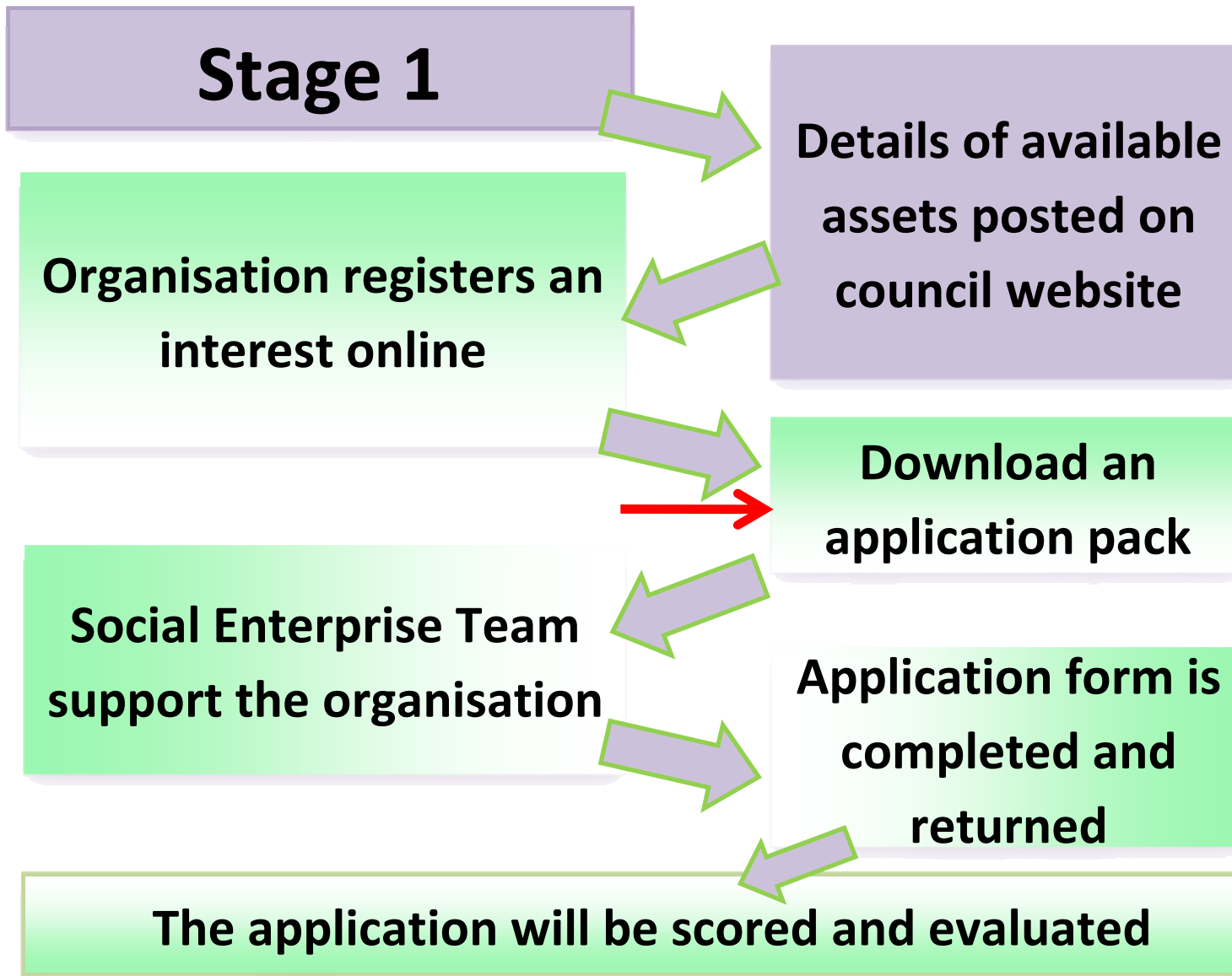
# Expression of Interest

## Third Sector Asset Transfer Expression of Interest

<b>Asset Detail:</b>	
<b>Basis of Transfer:</b>	
<b>Name of Organisation:</b>	
<b>Address of Organisation:</b>	
<b>Nature of Organisation:</b>	
<b>Contact Details:</b>	
<b>Telephone Number:</b>	
<b>Email:</b>	
<b>Signed:</b>	
<b>Name:</b>	
<b>Position in Organisation:</b>	
<b>Date:</b>	
<p>We may give copies of all or some of this information to individuals and organisations we consult when assessing applications, administering the process, monitoring funding and evaluating funding processes and impacts. These organisations may include accountants, external evaluators and other organisations or groups involved in delivering the project.</p>	



# Stage 1 Process



# Stage 1 Application Form

Third Sector Asset Transfer Application Form

## THIRD SECTOR ASSET TRANSFER APPLICATION

Request for asset transfer: (Insert address/details/plan of area)

Request received  
Date:

Questionnaire to be returned by  
Date:

**“Supporting Local Communities”  
2013-2014**



# Social Enterprise Team



**Arlene**



**David**



**Issy**



**Brenda**

# Five Important Factors

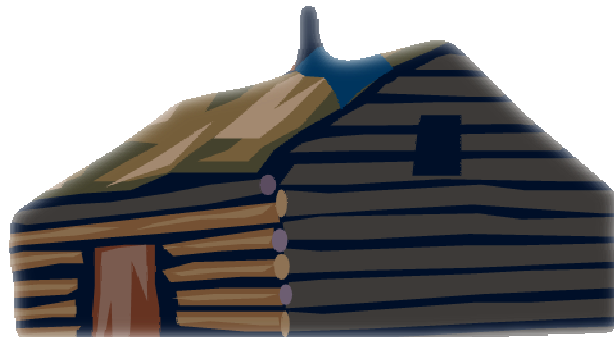
- Capacity of the organisation
- Suitability of the asset
- Risk
- Social impact
- Financial sustainability



# Aspirations

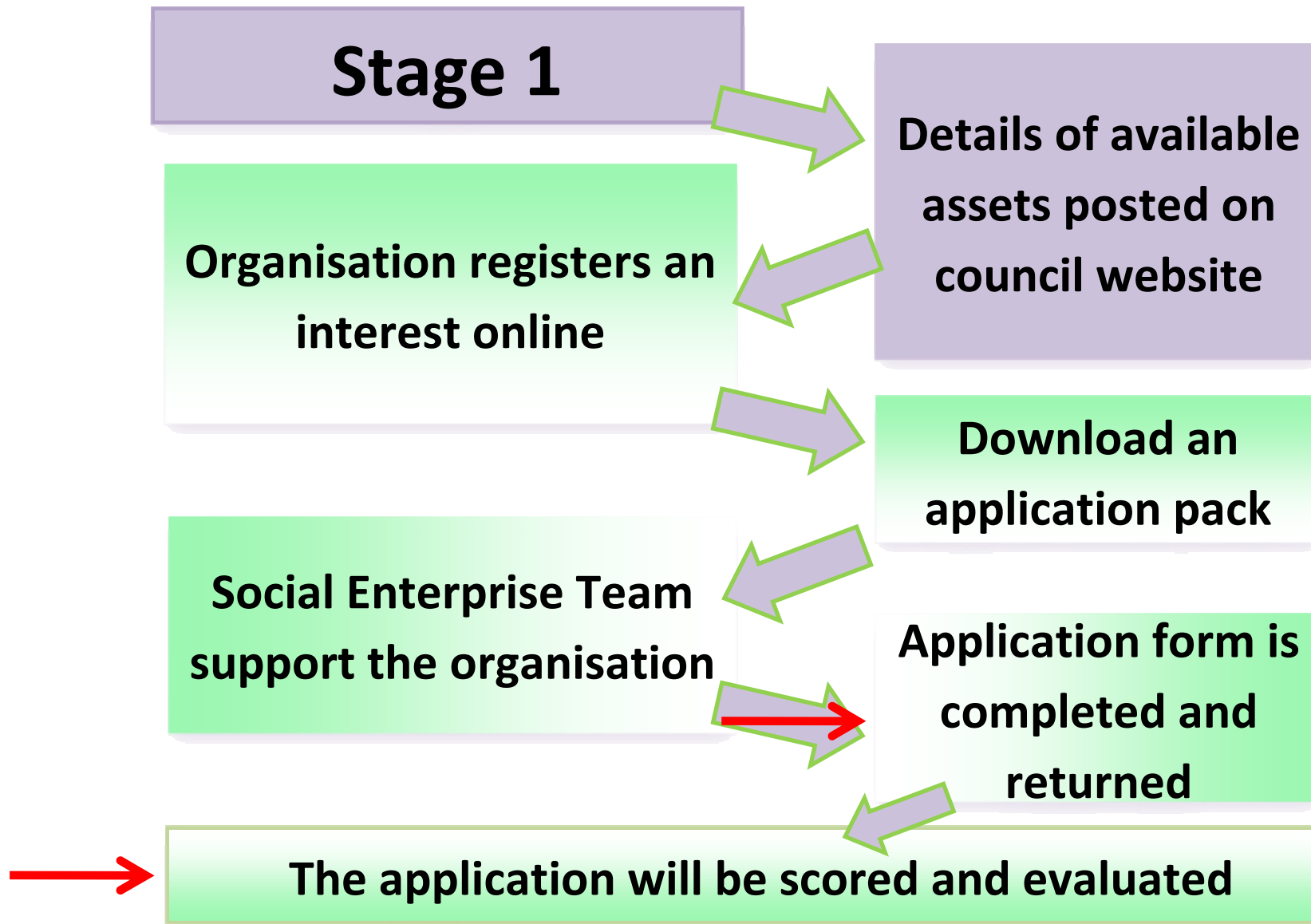


**Dream**



**Reality**

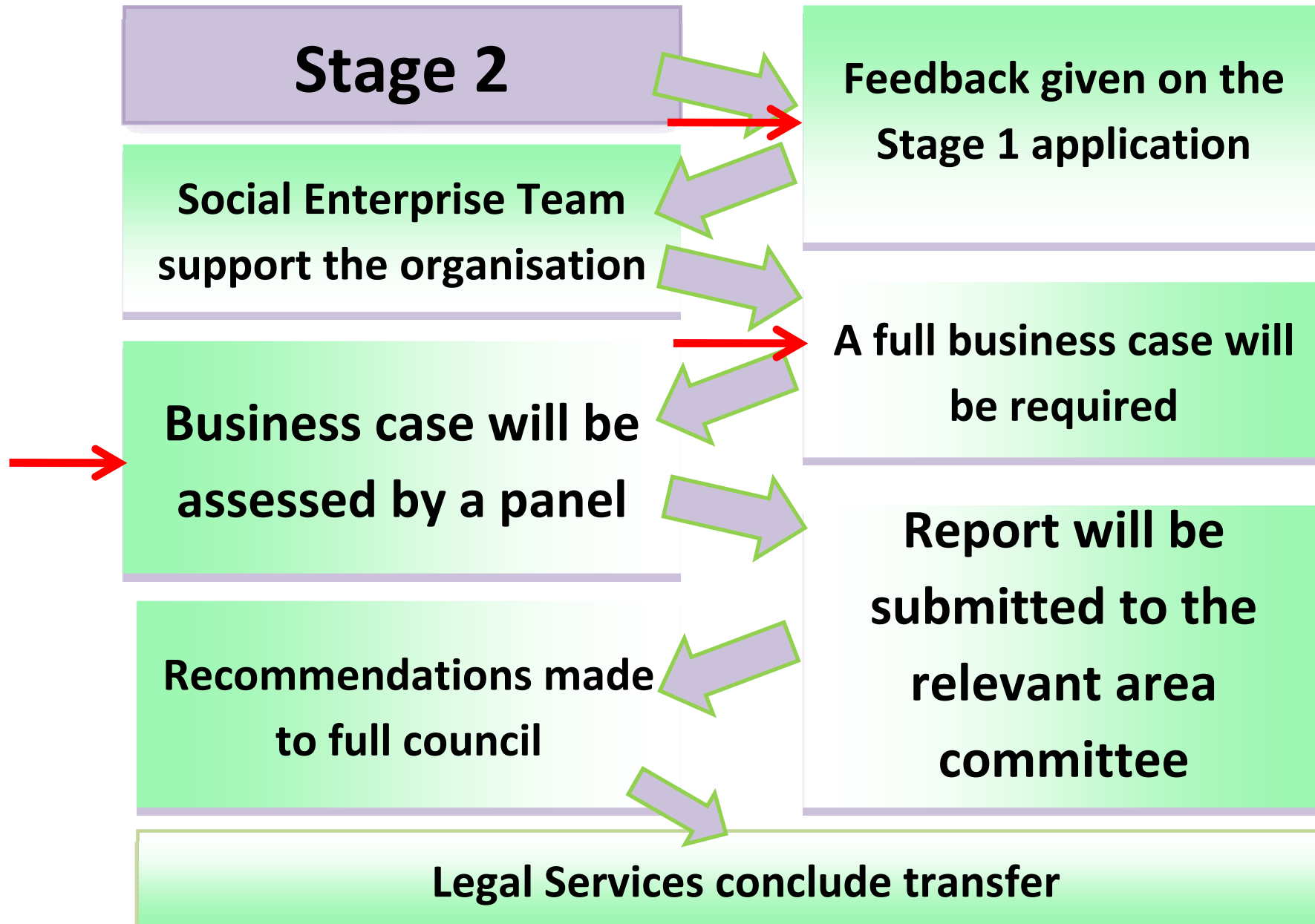
# Stage 1 Process



# 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

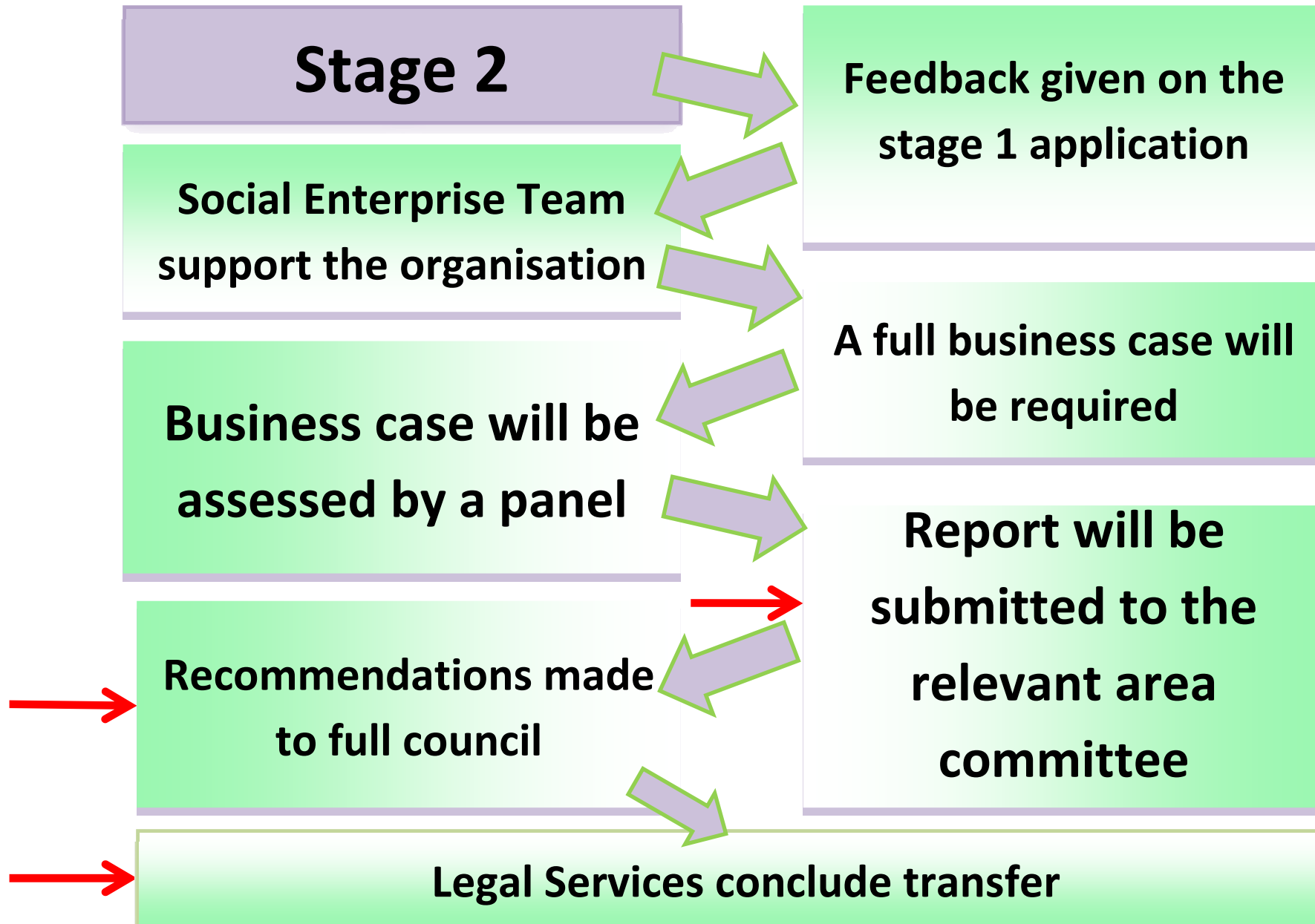




# Stage 2 Scoring

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%	
<b>Total</b>	<b>500</b>			<b>100%</b>	

# Stage 2





**Congratulations!**

**Third Sector  
Asset Transfer Presentation  
Area Community Planning Groups**

