

MIDDLESBROUGH COUNCIL

EXECUTIVE REPORT

Report Title : Community Asset Transfer Policy

Deputy Mayor and Executive Member for Resources – Cllr D Budd

Executive Member for Regeneration and Economic Development – Cllr C Rooney

Director of Resources: Paul Slocombe

Director of Regeneration: Kevin Parkes

Date 3rd February 2012

PURPOSE OF THE REPORT

1. The purpose of this report is to provide members with information relating to the adoption of a Community Asset Transfer(CAT) Strategy by the Council.

SUMMARY OF RECOMMENDATIONS

2. That the Council approves the Community Asset Transfer Policy

IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

3. It is over the financial threshold (£150,000)
 It has a significant impact on 2 or more wards
 Non Key

DECISION IMPLEMENTATION DEADLINE

4. For the purposes of the scrutiny call in procedure this report is

Non-urgent
 Urgent report

If urgent please give full reasons

The Council has received a number of expressions of interest in the buildings, which were identified in the Buildings Review for closure. It is important the Council is in a position to progress these as quickly as possible so as not to delay the decisions relating to the future of buildings and potentially incur further costs against them.

Following the process of reviewing buildings and the subsequent announcement by the Mayor outlining the closure of a number of buildings, the Council has a need to put in place a process through which it is able to transfer property which it deems surplus to its requirements. The attached draft policy (Appendix 1) outlines a process by which this can take place.

BACKGROUND AND EXTERNAL CONSULTATION

5. To ensure this policy has the support of partners in the Voluntary and Community sectors (VCS) consultation was undertaken with colleagues in the sector who have had experience of property management and leaseholding involving the Council. This has led to a more rounded policy being produced, which more accurately reflects the needs of both the Council and VCS.

IMPACT ASSESSMENT (IA)

6. Following advice sought from the Corporate Policy Officer responsible for Impact Assessments it is felt there is no need to carry out an Impact Assessment on this policy as individual assessments will be carried out on each proposal for Community Asset Transfer.

OPTION APPRAISAL/RISK ASSESSMENT

7. The key outcome from this paper is to have in place a process by which individual organisations wishing to apply for Community Asset Transfer are able to do so. Risk Assessments will then be carried out on each applicant, based on the production of a viable business proposal, which supports any application being made.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

8. **Financial** – No direct costs are implied directly to the Council from this proposal as it is based on the principle of complete cost transfer to applicants, although Officer time will be involved in providing an element of support in preparation and assessing proposals for Asset Transfer.
9. **Ward Implications** – The potential implications of this would be town wide. Properties, which may fall under the category of surplus to Council requirements, could be in any ward across the borough.
10. The Community Asset Transfer Policy was taken to Single Member Executive for Regeneration on January 30th 2012.
11. **Legal Implications** – In the main leasehold will be the preferred option for the Council which will require documentation to be drawn up and signed off.

SCRUTINY CONSULTATION – This is optional for Executive Reports only

12. N/a

RECOMMENDATION

13. That the draft strategy is approved, published and communicated to MVDA and local Voluntary Sector organisations to enable a clear understanding of the processes put in place by the Council to enable CAT to occur

REASONS

14. To enable the Council to establish a process for consideration of the release of buildings surplus to its requirements.

BACKGROUND PAPERS

The following background papers were used in the preparation of this report:
CMT Informal Briefing Paper 26th January; Community Asset Transfer Policy

AUTHOR: Martin Harvey

TEL NO: 729254

Address:

Website: <http://www.middlesbrough.gov.uk>