

## ORGANISATIONAL CHANGE OVERVIEW AND SCRUTINY COMMITTEE MEETING

<b>Date of Meeting</b>	Monday 17 <sup>th</sup> September 2018
<b>Report Subject</b>	Community Asset Transfer – Overview of Progress
<b>Cabinet Member</b>	Member for Corporate Management and Assets
<b>Report Author</b>	Chief Officer, Housing and Assets
<b>Type of Report</b>	Operational

### EXECUTIVE SUMMARY

The Council has developed a range of service models in order to reshape services, create efficiencies and protect front line services including both Alternative Delivery Models (ADMs) and Community Asset Transfers (CATs).

This Scrutiny Committee have previously received reports on progress overall with Community Asset Transfers, have heard from organisations who have successfully taken on assets, and have considered the progress of Connahs Quay Swimming Pool and Holywell Leisure Centre in detail.

This report brings together progress of all 30 Community Asset Transfers that have progressed through stage 2 business plan completion and therefore are either close to completion or have transferred.

### RECOMMENDATIONS

1	That Members of Organisational Change Overview and Scrutiny Committee comment on and support the work undertaken through the Community Asset Transfer programme.
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## **REPORT DETAILS**

<b>1.00</b>	<b>BACKGROUND INFORMATION</b>
1.01	Members will be aware that the Council has developed a range of service models in order to reshape services, create efficiencies and protect front line services, one of which is the Community Asset Transfer (CAT) programme.
1.02	<p>The Community Asset Transfer (CAT) programme has been simplified to enable progress through the scheme to be easier and more straight forward and has three distinct stages:</p> <ul style="list-style-type: none"><li>• Stage 1 Expression of Interest – Completion of a short form to enable further work to progress after an initial assessment that a CAT of the building identified is possible;</li><li>• Stage 2 Business Plan – the detailed stage involving completion of a Business Plan by the applicant that shows how the building will operate, how the running costs will be met, and how the building will be maintained.</li><li>• Stage 3 Legal Completion and Transfer – the final stage of agreeing legal documents and the transfer of the building.</li></ul>
1.03	Flintshire Local Voluntary Council (FLVC) have provided independent support to applicants and do an independent assessment of each application. This is to ensure that the Council is not transferring assets in a way that is not fair to the social sector. Where major transfers take place consideration of a capital allocation to help with future building condition costs is also provided by the County Council.
1.04	Overall the scheme has made significant progress in making revenue savings. The combined saving from the transfer of Holywell Leisure Centre and Connahs Quay Swimming Pool is over £0.600m. Previous estimates have shown that additional savings are being achieved in building maintenance and capital building costs e.g. refurbishment.
1.05	This report, rather than focussing on the savings and details of each transfer, as this has already been reported, concentrates on the progress of all schemes that have completed stage 2 Business Plan agreement and are therefore nearing transfer or have been transferred. There are 30 CATs at this stage, at different stages of development, as detailed in Appendix A. The Council's priority as the CAT scheme develops in the future should be less about new transfers and more about ensuring the CATs nearing completion do get completed, and those that have been transferred are sustainable in the long term. To support the latter the Council asks for completed community benefit reports, and when available completed accounts. The responsible officer keeps in touch with each transfer and a visit to discuss progress takes place. In this way the aim is to continue to support each CAT and identify early, any issues that might affect future sustainability of the CAT. At this stage there are no CATs that are struggling, all are breaking even or expected to achieve surplus.

1.06	In addition our Social Enterprise support work this year is focussing on providing health checks to all social enterprises. This work will mean organisations who have taken on CATs can go through a more detailed business support process to ensure their organisation is healthy. Each check will result in an action plan for the organisation that will aim to improve the sustainability of the organisation.
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<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	None.

<b>3.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
3.01	For individual CATs with applicant and other local stakeholders.

<b>4.00</b>	<b>RISK MANAGEMENT</b>
4.01	<p>1. That a CAT fails after transfer – the receipt of relevant information detailed in this report, plus visits, plus social enterprise support aims to mitigate this risk and identify issues early while they can still be addressed.</p> <p>2. That a CAT never progresses from Stage 2 completion to transfer – this may happen due to disagreement on legals or issues that are found out about at completion stage, model legal documents and support from FLVC aim to mitigate this risk in part.</p>

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix A – List of all CATs completed or through Stage 2 and nearing completion

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	<p>Previous Cabinet and Scrutiny Reports</p> <p><b>Contact Officers:</b> Neal Cockerton</p> <p><b>Telephone:</b> 01352 703169</p> <p><b>E-mail:</b> <a href="mailto:neal.cockerton@flintshire.gov.uk">neal.cockerton@flintshire.gov.uk</a></p>

<b>7.00</b>	<b>GLOSSARY OF TERMS</b>
7.01	Alternative Delivery Model – A different way of providing the service ranging from shared service through to a social organisation through to external procurement.
7.02	Community Asset Transfer – The transfer of a building to a community organisation with a 27 year lease and peppercorn rent.