

## COMMUNITY ASSET TRANSFER REQUEST - SUMMARY ASSESSMENT FORM

This paper provides a summary of the assessment framework considered by the Community Asset Transfer Advisory Group (CATAG) to inform the recommendation on a community asset transfer request to the Leadership Panel.

NAME OF COMMUNITY TRANSFER BODY (CTB)	Dundonald Gymnastics Club (DGC) SCIO SC048271
ASSET REQUESTED	Muirhead Activity Centre and car park, Central Avenue, Troon KA10 7AZ
WARD	Ward 1: Troon
MARKET VALUE	£150,000
VALUE OF OFFER	£1
PROPOSED DISCOUNT	Recommend a sale price of £10,000. Proposed discount on market value of £140,000
DATE OF APPLICATION VALIDATION	7 <sup>th</sup> February 2019
DATE OF CAT ADVISORY GROUP MEETING	16 <sup>th</sup> May 2019
DATE OF LEADERSHIP PANEL	11 <sup>th</sup> June 2019

Summary grading of application	very strong	strong	moderate	weak
Organisational governance and capacity to deliver	<b>x</b>			
Aims, objectives and vision of the proposal	<b>x</b>			
Level and nature of support for the proposal		<b>x</b>		
Financial planning and funding		<b>x</b>		
Risk and social impact of proposal		<b>x</b>		

Based solely on the analysis of the information included in the request, do the proposed benefits to be delivered by the CTB justify the **proposed discount and represent good use of public resources?**

**YES** In assessing the market value against the applicant proposed purchase price of £1 the following factors have been taken into account:-

- The disposal is considered by the Advisory Group to be reasonable and will remove Muirhead Activity Centre from Council responsibility, the associated liability of costs and repairs of approximately £142,000 and will achieve annual revenue savings of approximately £73,000
- Viable community transfer body with suitable skills and a sustainable business plan that is not dependant on on-going Council revenue funding.
- The property will be repurposed for beneficial community use to primarily enhance health and social well-being for residents in Troon and the wider South Ayrshire population.
- The request will make a positive contribution meeting the strategic objectives of the Council Plan 2018-2020
- Provision of high-quality, sustainable and well-managed sports facility including improved rental space for managed community use
- Increased usage of hard court and multi-sport facility at Marr College
- Ensure children and young people are supported to achieve and maintain good emotional and physical wellbeing
- Relocation of the Council after school club facility to an enhanced and improved location

Following a detailed review and assessment of the information provided in this asset transfer request and based on the strength of the case, the recommendation of the Advisory Group to the Leadership Panel is:

**APPROVE** the asset transfer of ownership of Muirhead Activity Centre and car park under Part 5 of the Community Empowerment (Scotland) Act 2015 to Dundonald Gymnastics Club SCIOSC048271. Taking cognisance of the above factors it is proposed that the property should be sold for the consideration of £10,000 (Ten Thousand Pounds) Sterling.

#### **Conditions for consideration**

- Legal Services will be required to seek Scottish Minster consent to dispose of Housing Revenue Account land.
- Responsibility for all costs including maintenance, utilities and rates associated with the Centre and car park will transfer in full to DGC.
- Different price sought than that suggested by DGC. Council receives price it considers appropriate as a result of its assessment of the Request i.e. £10,000 exclusive of any fees or taxes
- In order to protect the Council interest with regard to a below market value sale, it is proposed that a clawback is included as part of the disposal which provides the Council with a right to recover any financial discount. This option will be triggered if the expected benefits justifying the reduction are not delivered or if the property is no longer used by the applicant or if any other condition is not met. This will be secured by a Minute Of Agreement backed up by First Ranking Standard Security. Further to this legal services will require to draft all formal documentation associated with the disposal.

Section 1 of application <b>Organisational governance and capacity to deliver</b>	
<b>X Very Strong: Applicant has clearly evidenced that they are a robust and viable organisation with effective governance arrangements in place.</b>	
<input type="checkbox"/>	<b>Strong:</b> Applicant has provided adequate evidence that they are a robust and viable organisation with satisfactory governance arrangements.
<input type="checkbox"/>	<b>Moderate:</b> Applicant has evidenced some signs of being robust and viable and partial information provided on governance arrangements.
<input type="checkbox"/>	<b>Weak:</b> Applicant has shown no evidence of being robust and viable and no/little information has been provided on governance arrangements.

Section 2 of application <b>Asset Information</b> – <i>includes asset status and proposed use</i>	
Are these satisfactory	YES

Section 3 of application <b>Type of request, payment and conditions</b>	
<b>Ownership</b> – are price, terms and conditions acceptable in principle?	NO – A sale price of £10,000 is recommended
<b>Lease</b> - are price, terms and conditions acceptable in principle?	N/A
<b>Other rights</b> - are price, terms and conditions acceptable in principle?	N.A

Section 4 of application <b>Aims, objectives and vision of the proposal</b> <i>includes objectives of project, the need for the project, any changes/developments planned and the activities that will take place there.</i>	
<b>X Very Strong: Full consideration has been given to the aims, objectives and vision with clear thought to the future direction of the proposal. The proposal provides, for example, a social/economic/environmental impact. Comprehensive evidence of need/demand provided including consultation, research and surveys.</b>	
<input type="checkbox"/>	<b>Strong:</b> Adequate description of aims, objectives and vision for the proposal. A good understanding of the community benefits including adequate evidence. Need/demand evidences including some consultation and research.
<input type="checkbox"/>	<b>Moderate:</b> Limited description of the aims, objectives and vision for the proposal. Some understanding of the community benefits but not underpinned by substantive evidence. Some evidence of need/demand provided including limited consultation, research and surveys.
<input type="checkbox"/>	<b>Weak:</b> Inadequate or no description of aims, objectives and vision for the proposal. Limited reference to community benefit and associated opportunities. No evidence of need/demand provided.

Section 5 of application <b>Level and nature of support for the proposal</b> – includes community participation and stakeholder engagement	
<input type="checkbox"/>	<b>Very Strong:</b> Applicant has clearly demonstrated links with relevant stakeholders and groups as well as strong local partnerships and community engagement. Evidence of joint responsibility for delivery of other projects/services.
<b>X Strong: Applicant has evidenced some partnership working arrangements. Relevant links with groups also evidenced along with strong community engagement activity.</b>	
<input type="checkbox"/>	<b>Moderate:</b> Applicant has demonstrated limited links with groups and community engagement activity. Some evidence of partnership working provided.
<input type="checkbox"/>	<b>Weak:</b> No/poor evidence of community involvement. No/poor evidence of partnership working.

<b>Section 6 of application Financial planning and funding</b> – includes costs associated with the transfer of the land or building and future costs and financial planning including grants or loans.
<input type="checkbox"/> <b>Very Strong:</b> Clear evidence that sufficient financial resources are/will be in place by the time of transfer and good resource planning for short/medium/long term sustainability demonstrated. Detailed, realistic and achievable income and expenditure, cash flow forecast provided along with a comprehensive contingency plan.
<b>X Strong: Evidence indicates that sufficient financial resources are/will be in place by the time of transfer and some resource planning has been demonstrated. Satisfactory income and expenditure and cash flow forecast provided. Some consideration has been given to contingency planning.</b>
<input type="checkbox"/> <b>Moderate:</b> Applicant has demonstrated there are some financial resources in place but all finances may not be available within the timeframe. There is limited evidence of resource planning. Basic income and expenditure and cash flow forecast included with limited consideration given to contingency planning.
<input type="checkbox"/> <b>Weak:</b> Insufficient financial resources currently in place and unlikely to be ready within the timeframe. No evidence to demonstrate resource planning. No income and expenditure and cash flow forecast provided and no contingency plans outlined.

<b>Section 7 of application Risk and social impact</b> - includes potential impact and barriers/challenges
<input type="checkbox"/> <b>Very Strong:</b> Full evidence that applicant has in place the necessary capabilities to manage the asset. Considerable awareness of the potential impact of the transfer on others, and barriers/challenges clearly identified. Comprehensive information provided on the anticipated social benefit/impact of the transfer and how this will be measured.
<b>X Strong: Satisfactory evidence that applicant has the necessary capabilities to manage the asset. Sufficient awareness of the potential impact of the transfer on others with consideration given to potential barriers/challenges. Adequate information provided on the anticipated social benefit/impact of the transfer.</b>
<input type="checkbox"/> <b>Moderate:</b> Limited evidence to demonstrate capabilities to manage the asset. Some awareness of the potential impact of the transfer on others and consideration given to potential barriers/challenges. Minimal information provided on the anticipated social benefit/impact of the transfer.
<input type="checkbox"/> <b>Weak:</b> Inadequate or no evidence of capabilities in place to manage the asset. Little or no awareness of the potential impact of the transfer on others or possible barriers/challenges identified. No social benefit/impact monitoring outlined.