

**REPORT TO:** Executive Board

**DATE:** 19 March 2009

**REPORTING OFFICER:** Strategic Directorate Corporate & Policy

**SUBJECT:** Policy for the transfer of assets to the Third Sector

**WARDS:** Borough Wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To seek the Executive Board's approval to an Asset Transfer Policy to be applied in circumstances where the transfer of land or property to the third sector can be seen to be addressing Community Strategy priorities and makes financial sense to the authority,

## **2.0 RECOMMENDATION: That**

- (1) That the work done by the Corporate Services working party be received; and**
- (2) The Asset Transfer Policy be formally adopted.**

## **3.0 SUPPORTING INFORMATION**

### **3.1 Introduction**

3.1.1 The Council has over many years supported organisations in the third sector in a variety of ways that provide support to the Council's priorities. This support has included the letting of surplus properties to such organisations. These arrangements have, however, been on an ad-hoc basis.

3.1.2 Following the publication of the Quirk Review (commissioned by the Government) in 2007 through which local community groups were encouraged to approach their local Councils to see if the local authority had any surplus assets capable of being used to support the delivery of their services, more requests are being made for the Council to transfer their assets to the third sector.

3.1.3 It was felt that in order to address such request a more formal approach was needed to deal with them. The Corporate Services Policy and Performance Board included this topic in its 2008/09 work programme and has developed such a policy for consideration by the Executive Board. The Board have recommended the attached policy for adoption.

3.1.4 Appendices 1 to 3 to the Strategy and Policy set out the procedures to be adopted.

Appendix 1 the applicant/groups submission justifying their needs aims and objectives together with supporting information.

Appendix 2 the Sponsors (HBC) response (in conjunction with Property Services) to the submission including a recommendation or otherwise to the proposal.

Appendix 3 Following acceptance of the transfer the monitoring regime to ensure the service put forward is meeting the specific aims and objectives set out in Appendix 1.

- 3.1.5 The first consideration in all cases will be whether the Council considers the land/building to be surplus in the first place. This would precede any further application of the policy. This will need to be undertaken by balancing the potential commercial value of the asset against any potential use always taking into account the wider financial implications of the Council. In particular the need to generate capital receipts to support the Council's Capital Programme.

#### **4.0 POLICY IMPLICATIONS**

- 4.1 Having such a policy will ensure that thorough consideration of such proposals take place and that the risks are properly managed.

#### **5.0 OTHER IMPLICATIONS**

- 5.1 Where transfer is considered to be the appropriate way forward the policy will help ensure the sustainability of such proposals.

#### **6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

- 6.1 **Children and Young People in Halton** – Can supplement the services provided by C&YP in a cost effective manner.
- 6.2 **Corporate Effectiveness and Efficient Service Delivery** - Provides for services to be delivered in the most effective manner.
- 6.3 **Employment, Learning and Skills in Halton** – Provides services that might otherwise not be available at the right level.
- 6.4 **A Healthy Halton** – Encourages local communities to get involved and provides services to the people by the people.
- 6.5 **A Safer Halton** - Creating and sustaining better neighbourhoods that are well designed, built and maintained and valued by the people who use them.
- 6.6 **Halton's Urban Renewal** - To ensure that Halton buildings are used in a most effective manner and not allowed to fall into disuse.

## **7.0 RISK ANALYSIS**

7.1 The policy has been framed in such a way as to minimise risk of failure were the Council may be required to rescue failing projects.

## **8.0 EQUALITY AND DIVERSITY ISSUES**

8.1 The policy aims to support all sectors of the community.

## **8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

8.1 Document	Place of Inspection	Contact Officer
Quirk Review	Property Services	P Searing