Community Asset Transfer – Case Study 1
Community build

The Project – Spetchells Centre, Prudhoe, Northumberland
Community build to develop a central hub for community use

The issues
- Rural library underused and on the verge of closing.
- Library building required significant investment for repairs and maintenance.
- Other facilities and services in the area were also underused.
- Some services required in the area that were not available locally.
- Local council did not have a place to hold meetings.

The journey
To provide a community and civic building as a ‘one stop shop’ to bring much needed facilities and services under one roof including:

- Library and Information Point
- Citizens Advice Bureau
- Meeting rooms for hire
- Credit Union
- Job Centre
- Benefits advice
- Business advice
- Low running costs
- Support and advice

Low carbon design building with an energy Performance A rating.

What was achieved
Prudhoe Community Partnership formed with members from local community.

£1.8m grant/loan obtained and a new eco building constructed on the existing footprint of the old library.

Building fully owned and managed by the partnership.

3 part-time jobs, plus volunteers.

Users highly rate the new library facility.

Tenants and users self mange

3 years from planning, obtaining funding and refurbishment

“We wanted to be sustainable, run by a partnership but supported by the Local Authority.”
### Community Asset Transfer – Case Study 2

**Better use of community resources**

#### The Project – Macrae House, Murton
Joining of two community centres

<table>
<thead>
<tr>
<th><strong>The issues</strong></th>
<th><strong>The journey</strong></th>
<th><strong>What was achieved</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• 2 small centres located within a mile of each other.</td>
<td>One stronger and more sustainable group formed and centre requiring substantial capital works was closed and activities combined to be held in the remaining centre.</td>
<td>Centre registered as a CIO.</td>
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<tr>
<td>• Both centres underused and at risk of closure.</td>
<td>Advice and support offered around:</td>
<td>A new confident group formed to meet community’s needs, increasing from 4 to 15 members.</td>
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<tr>
<td>• One building had an experienced management committee in existence for some time, however the building required substantial capital works and an injection of funding.</td>
<td>• Book-keeping</td>
<td>Usage increased from 25 to over 100 per week.</td>
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<tr>
<td>• The other building had a new younger management group with less experience.</td>
<td>• Business planning</td>
<td>Funds of £30,000 attracted.</td>
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**Durham County Council**

**Altogether better**

Process from start to asset transfer took 15 months
## Community Asset Transfer – Case Study 3

**Regeneration through community partnership**

### The Project – Glendale Gateway Trust, Northumberland
Community taking a central role in regeneration

#### The issues
- High number of community buildings and offices across a small area.
- Large number of empty derelict buildings.
- High Street in decline with rising numbers of empty shops.
- Library underused and sited in an old energy inefficient building.
- Local Youth Hostel was set to close.

#### The journey
Gateway Trust formed managed by local people.

Former workhouse converted into a community hub with plenty of space for small businesses to develop including:
- Citizens Advice Bureau
- Credit Union
- Job Centre
- Accommodation for small businesses
- Relocation of the library
- Housing advice
- Tourist information

Conversion of former library into affordable housing for local people.

#### What was achieved
Community hub a thriving centre.

Library opening hours increased by 300% with increased library usage and visitor numbers.

Relocated Tourist Information centre has seen an increase in gross income.

Reduced numbers of vacant properties.

Local Youth Hostel a successful social enterprise and 9 rented affordable homes provided.

Process took 3 years to asset transfer
Community Asset Transfer – Case Study 4
Asset transfer of community centre

The Project - Quarrington Hill
Asset transfer of a large, well used community centre

The issues
- Small management committee with a need to increase their capacity
- Limited activities meaning that the building was not sustainable without additional income
- A governance structure in place without limited liability
- Funding required for planned works but the length of time remaining on the lease was limiting.

The journey
Thoughts on future use of the centre sought from residents that raised the need for public support.

An application was made for Charitable Incorporated Organisation (CIO) status giving limited liability.

A comprehensive package of training offered, including business planning and assistance developing the plan.

A five year financial forecast was undertaken.

Funding was identified and achieved through support from the local Area Action Partnership.

What was achieved
Management committee numbers increased significantly bringing new skills and opportunities.

CIO status achieved and former charity wound up to take on the new building.

Funding of £6,850 secured from local Area Action Partnership and £4,461 awarded from County Councillor’s fund.

Further funding of £46,019 secured from external source.

New activities brought into the centre to create a more sustainable future.

Process took 15 months to asset transfer
## Community Asset Transfer – Case Study 5

### Asset transfer of leisure centre

### The Project – Coxhoe Leisure Centre

To transfer Leisure Centre to a local charity managed by volunteers

### The issues

- Leisure centre at risk of potential closure.
- Potential for impact upon health of local people through loss of fitness provision such as the gym, sporting activities and health promotion services, including GP referral schemes.
- Potential loss of children’s services such as crèche, baby clinic and youth club.
- Centre was in a state of disrepair.

### The journey

- **Formation of Action Group to keep Leisure Centre open.**
  
  Action Group registered as a charity and company limited by guarantee.

  Leisure Centre restructured to develop a community hub with activities to improve health, fitness and social wellbeing.

  Transfer of service required full compliance with TUPE process.

### What was achieved

- **Secured staff jobs, created new part time posts and support for local businesses**

- **Choice and range of exercise classes increased by 50%.**

- **Successful funding bids funded new equipment and improvements to the building.**

- **Number of volunteers has trebled.**

- **Centre is now a vibrant concern and usage and membership has doubled.**

Process took approx. 9 months for leisure centre to be transferred.
Community Asset Transfer – Case Study 6
Asset transfer to continue gymnastics club

**The Project – Deerness Leisure Centre**
Transfer of centre into a thriving gymnastics academy

### The issues
- Leisure Centre at risk of closure.
- Centre housed a successful and well attended gymnastics club.
- Centre was in a state of disrepair.
- No local authority funding available to undertake necessary improvement to the building.

### The journey
- The local community wanted the centre to remain open for use as a dedicated gymnastics facility.
- Gymnastic group assisted to become a registered charity.
- Funding secured for the upkeep of the building.
- Assistance from local authority around business planning, community research and funding opportunities offered throughout the transfer process.

### What was achieved
- Over 150 volunteers have become involved helping to manage, organise and clean the centre.
- Building is now thriving as a gymnastics centre.
- Number of attendees has increased by 500.
- Redecoration work undertaken by volunteers.
- Further awards obtained by club.

Process took 15 months to be transferred.
Community Asset Transfer – Case Study 7
Asset transfer of libraries and archives in York

The Project – York libraries and archives
To secure a sustainable future for York’s libraries and archives

The issues
• A change to the council’s strategic vision was required.
• There was a need for a sustainable option to be identified to continue the provision of York’s libraries and archives.
• Extensive consultation was required on options for the future of library and archives across York.
• New skills required to run a not for profit organisation.

The journey
Transfer of service required full compliance with TUPE process.

Staff engagement was ongoing, open and honest with staff supported through the process.

Library usage of 14 libraries studied to give a better understanding of customer need.

Extensive consultation undertaken in relation to resident involvement in a future project.

Investigation into different forms of governance and Business Plan developed.

What was achieved
Agreement from council to transfer the two services.

Charitable status granted allowing savings and more income

More collaborative working.

Freedom from the council and freedom to make own decisions and plan for the future

Board established with new skills

Five year contract signed with council

Process took 18 months to be transferred.

The Durham Ask