



COMMUNITY OWNERSHIP SUPPORT SERVICE

Development Trusts Association Scotland

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COMMUNITY OWNERSHIP: ASSETS FOR PEOPLE AND PLACE



ADVANTAGES OF ASSET TRANSFER

- ✓ Keeping and improving valued services e.g the youth group; the lunch club.
- ✓ “We can run it better” - able to use your own tradespeople; able to reduce the running costs by improving the insulation and heating systems.
- ✓ People are excited to get involved.
- ✓ We could create work and skills experience locally.
- ✓ We can access grants that the current owners cannot.

A Viable Asset or a Liability?

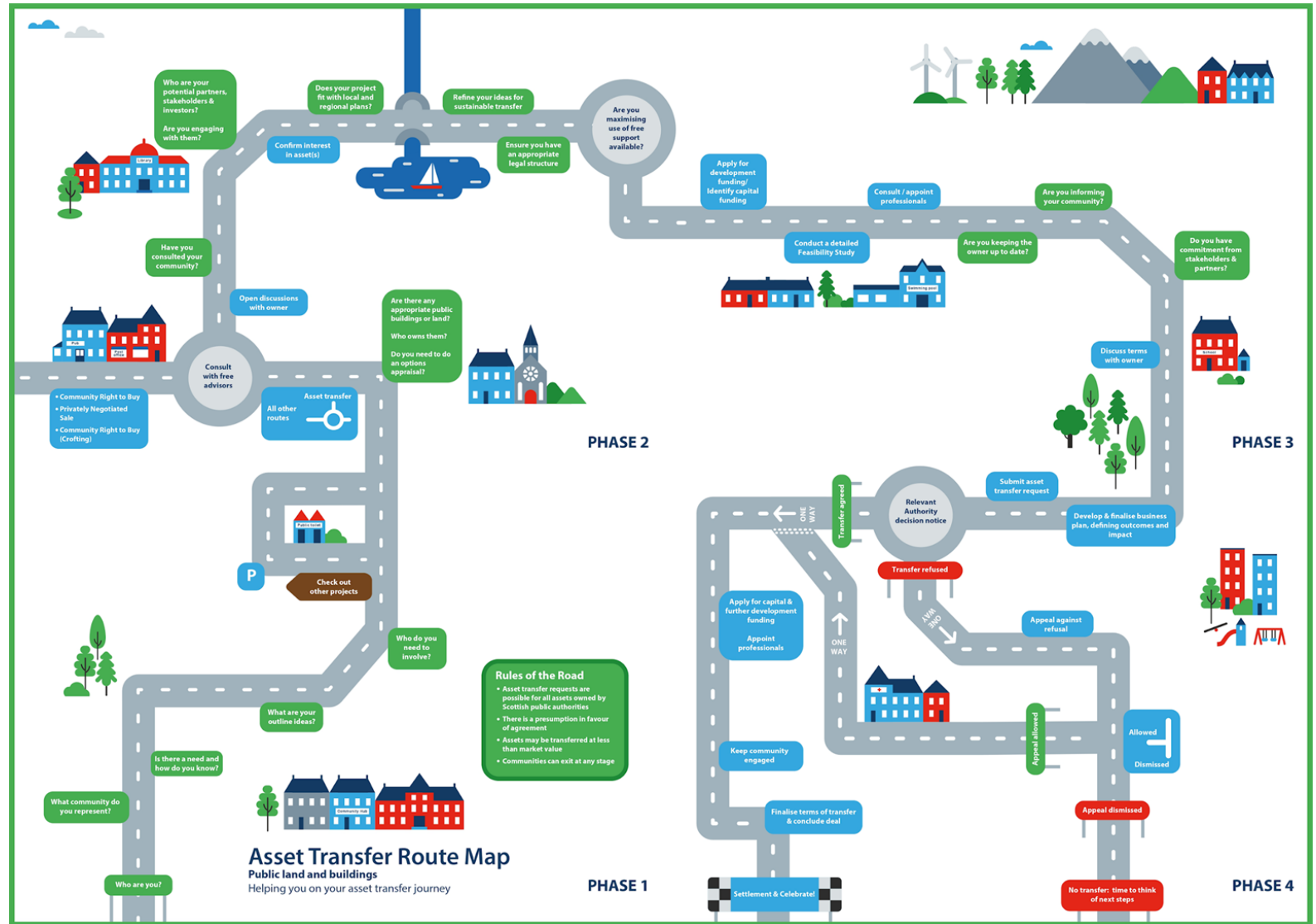


Assets quickly become liabilities if :

- They need too much money spent on them,
- They will never cover their running costs,
- They aren't helping deliver things that the community wants and needs,
- There isn't visible widespread community support for the idea,
- There isn't clear evidence of community benefit,
- There is a lack of evidence to show how the asset will be financially sustainable,
- The community group doesn't have the capacity to run the asset

KEEPING ON TRACK

The COSS Route Map to AT is your guiding document



THE RULES OF THE ROAD

- Asset transfer requests are possible FOR ALL assets owned by Scottish public authorities (Relevant Authorities- RA)
- Assets DO NOT have to be declared surplus by the RA
- There is a PRESUMPTION IN FAVOUR OF AGREEMENT
- Assets may be transferred at less than market value

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PHASE ONE



Who Are You?

Defining the community you represent – of geography or interest

Identifying the needs of that community

Identifying your delivery partners

Describing your vision to your community and partners

Identifying the right building to match community needs and vision

Visiting other projects with similar ideas – Community Learning Exchange Fund (CLE)

PHASE TWO



Consultation Period(

Getting in touch with Free Advisors – COSS; SLF (for ownership and geographic communities); Just Enterprise (Business Planning support)

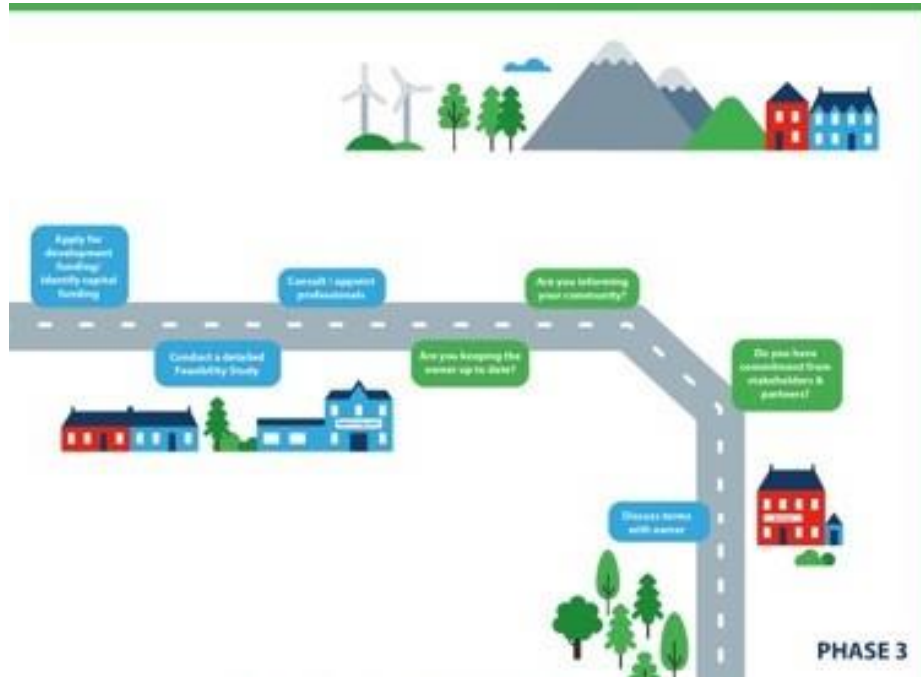
Wider community consultation – COSS publication '[Involving your Community](#)'

Creating a table of stakeholders and potential funders

Refining your ideas for sustainable transfer – how will this asset 'wash its face'?

Completing an Expression of Interest form if the RA has a 2 stage process (this is not part of the formal AT process)

PHASE THREE



Feasibility and Business Planning

Choosing the right governance structure (CLG; SCIO; CBS)

Doing a Feasibility Study on the asset – running costs, repairing standard – is this asset fit for your chosen purpose?

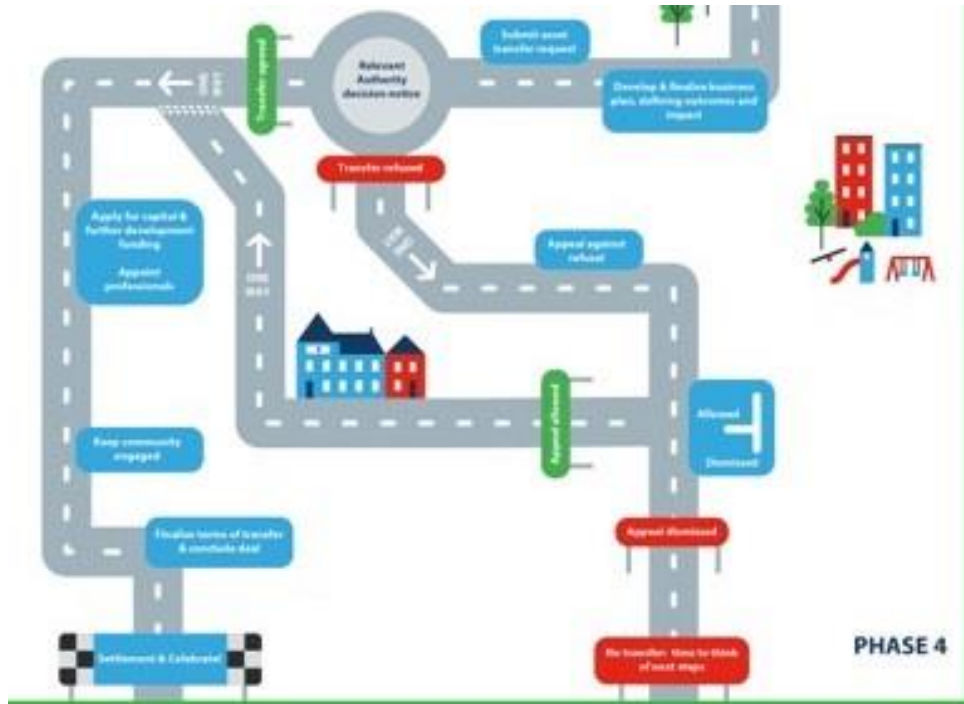
Business Plan – demonstrating that this is a sustainable transfer

Articulating your likely outcomes – Economic; Social; Environmental; Health

Starting to discuss Heads of Terms (HOTs) – lease or title transfer – with the owner

(SUBMITTING AN ATR UNDER PART 5 of the CE Act)

PHASE FOUR



Relevant Authority Decision

If Agreed – Applying for capital and development funding

Agreeing final HOTs or Title Conditions

If terms are unworkable – request an internal review (LAs only - 6 months) and then appeal to Scot Ministers if needed

If Refused – Request an Internal Review (LAs only) and appeal to Scot Ministers if needed

If successful, move to concluding the terms of the transfer

What does Success Look Like? – Rockfield Centre, Oban



- The B listed former Victorian school building has been refurbished to reopen to accommodate our four themes identified by the community following the huge community campaign to save the building to provide a cultural/community hub.
- The community took ownership of the building in May 2015 and has recently completed the capital refurbishment.
- The former primary school is now set to begin the next stage of its life as a resource for Oban and beyond offering a programme of activity and a space that can now be utilised for residents and visitors alike.

Meanwhile Use – building up capacity, customers and partnerships



- A 4year journey from AT to opening the building.
- **Meanwhile use** huts in the car park. Renting out car parking spaces. Community Charity Shop and Community pop-up events hut.
- **Over the last 4 years many small grants have assisted us to deliver activity and project development:** Highlands and Islands Enterprise - Development Support during our planning stages; Investing in ideas; Postcode Community Trust; Heritage Lottery Fund - Stories, Stones and Bones; Voluntary Action Fund; Tesco Bags - Creative; Book Week Scotland; Oban Common Good Fund; Arts and Business Scotland; Argyll & Bute Council - Strengthening Communities; Oban Rotary - Youth Arts and Creative Events; Tasgadh - Youth Programme and Scotland's Sounds.
- *Last but by no means least, a HUGE thank you to all who use the facilities, participated in our programme, attend events and have helped to maintain the momentum to establish The Rockfield Centre, at the heart of our creative community.*

<https://www.therockfieldcentre.org.uk/>



Themed Activities around

ARTS **HERITAGE** **WELLBEING** **EDUCATION**

Projects facilitator and subgroups working on these core themes. Small staff teams. Lots of volunteers. Build project manager and architects and consultants.

Income from grants, meanwhile use trading and community share issue. Now adding in space hire, studio hire. Anchor tenants and events.

Changed from a SCIO to a Charitable CBS.



HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA



MacQueen Bros. Charitable Trust



Garfield Weston FOUNDATION



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