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Making Assets Work for Communities: An English Perspective

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Locality Members

Community led - by local people, meeting the many needs of a community.

Committed to driving social change - bringing about changes to make communities fairer and more inclusive.

Committed to community enterprise - earning income for community benefit, not for private profit and aiming for long-term sustainability.

Developing assets - maximising community assets: people, land and buildings

Independent - working in partnership but accountable to the local community and free to determine their own objectives.

(One) History of Community Ownership in England

- 1066 - and all that - private property
- The Black Death & the wage economy
- Enclosure, Thomas More's Utopia, Levellers, Ranters and Diggers: "how we lost the commons"
- Robert Owen and cooperative communities
- Thompson and the Chartists - common ownership and legal recognition
- Industrial philanthropy, model villages and garden cities
- Land Value Taxation - capturing uplift for the common good
- The Right to Dig & Land Settlement Association
- Settlements and Development Trusts

Why community assets?



Contemporary Legal Routes to Community Asset Acquisition

- Community Purchase
- Community Asset Transfer
- Community Right to Bid
- Community Right to Reclaim Land
- Community Right to Build
- Compulsory Purchase *for* Communities

Supporting Community Asset Acquisition

English Land & Buildings:

- Meanwhile/Pop Up Spaces
- Management arrangements
- Short term lease transfer
- Long term lease transfer
- Freehold transfer
- Freehold purchase

Increasing:

Autonomy

Risk

Impact

Opportunity

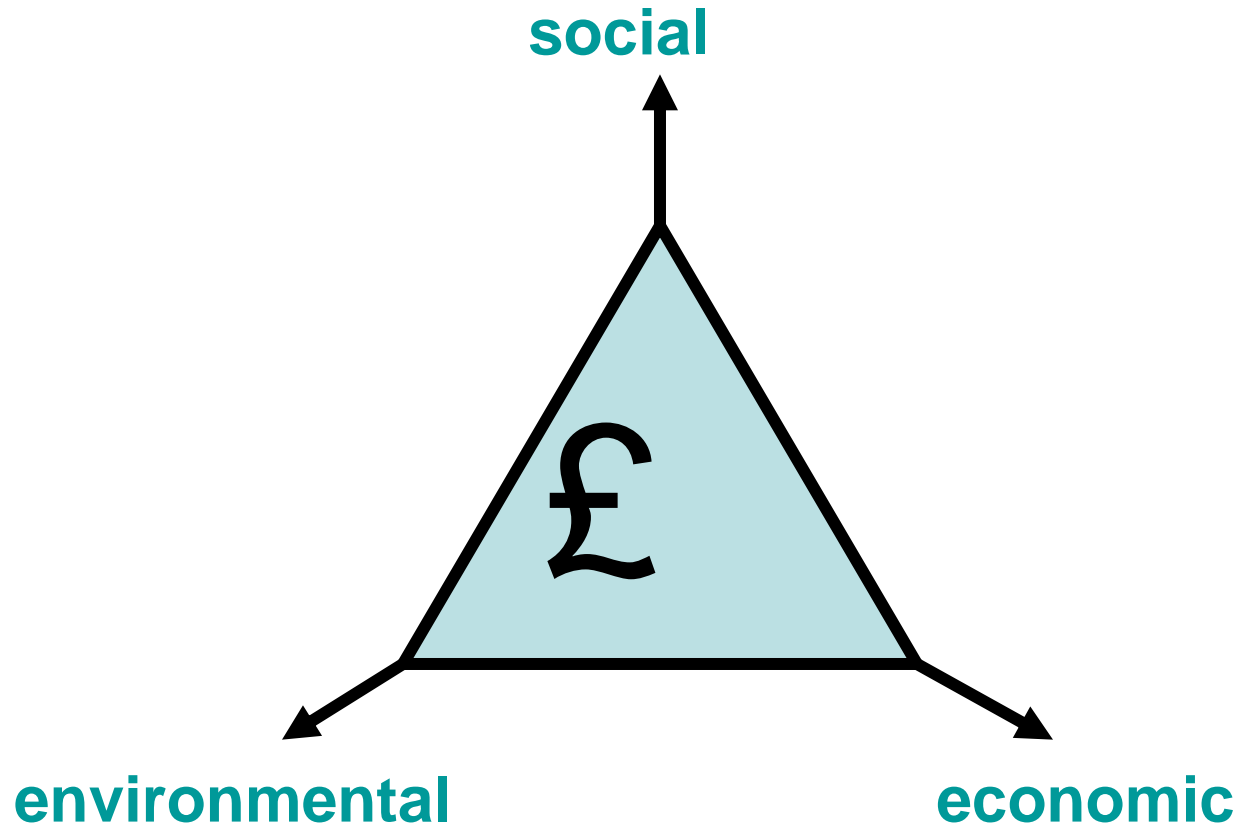
Capacity required

The Asset Challenge

- Can be a long and difficult process
- Local political/community tensions
- Must get the business case right
- Shortage of appropriate finance
- Skills gaps & Capacity implications
- Measuring Social Value - revenue and capital
- Competition from (public and) private speculators

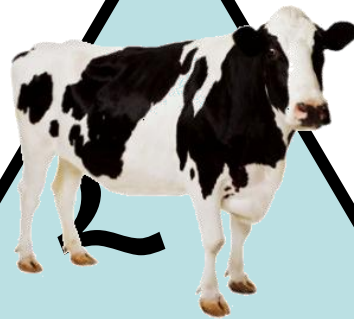
- But, YES WE CAN!
- Time, money, support + wherewithal.

Community Enterprise





social

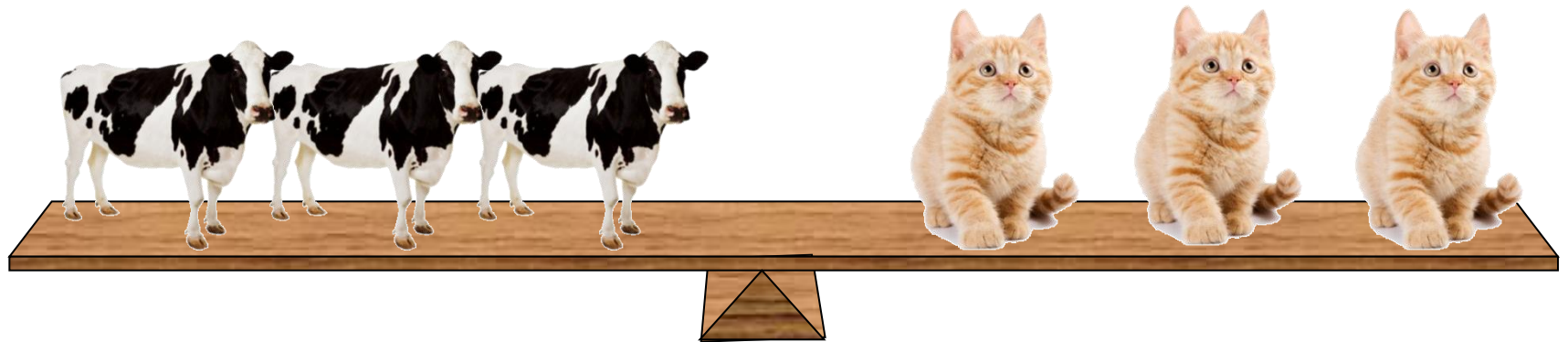


environmental

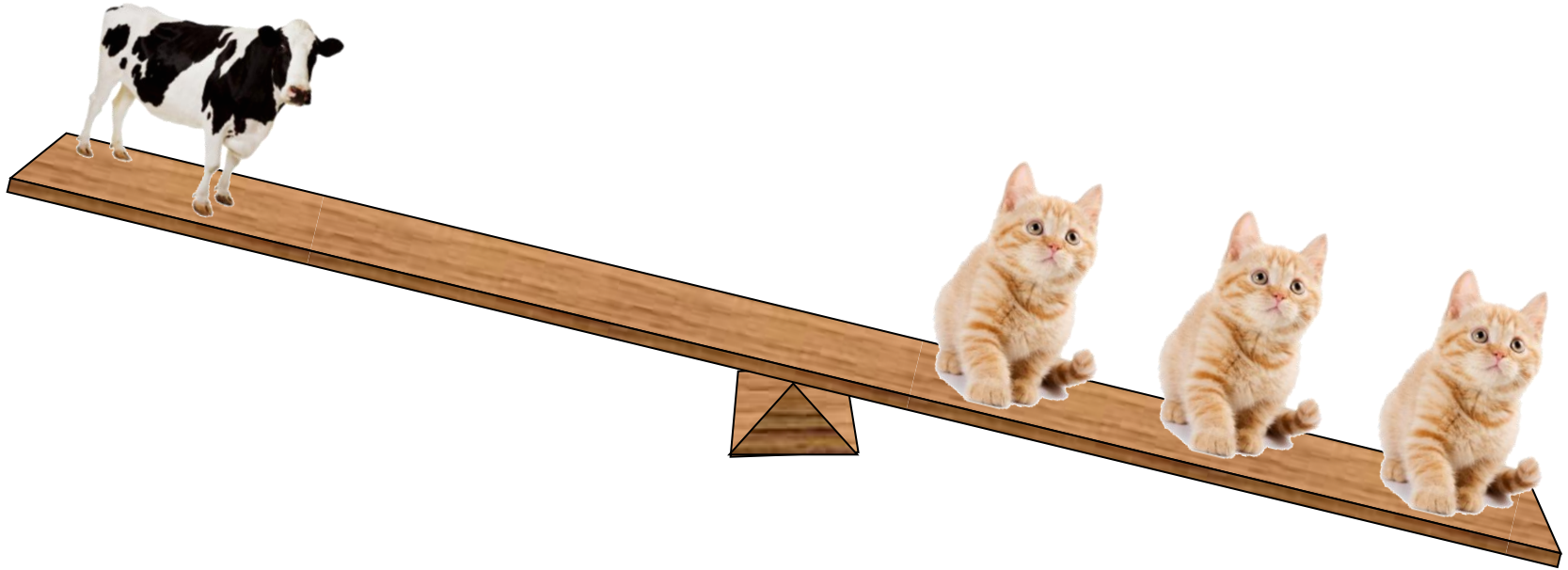


economic

The Right Balance



Collapse



Our Experience: Headlines

- **Advancing Assets / Community Assets Programme / The Asset Transfer Unit** - 85% councils aware, 1,500+ transfers underway each year
- **Right to Bid** - 1,992 enquiries since April 2012, 350+ ACV listings since Autumn 2013.
- **Right to Reclaim Land** - 3 enquiries, guerrillas, squatters and renovators, demand-led transfer and disposal...
- **Compulsory Purchase for Communities** - 1 exemplar, 5 years, MOD/MOJ, HCA land holdings & emerging complexities for Community Land Trusts / Right to Build
- **Multiple Asset Transfer** - 20+ councils, 300+ transfer initiatives, place/service/class transfers, simultaneous/SPVs
- **Mutual Spin-outs & ALMOs** - unpicking assets and enterprise



Community Asset Development & Management - Experience

- **Meanwhile Space Project** - pop-ups, empty shops, town centre resilience, post-riot support (reinventing retail)
- **Community Assets Programme** - £30m programme working with 38 councils to refurbish and transfer 38 assets (VAT + SLDT + T&Cs)
- **Community Builders** - £70m programme to support feasibility work, purchase, extend and refurbish community assets (consolidating the modern early adopters)
- **Community Managed Library Network** - 50+ transfer initiatives, Community Knowledge Hub (assets & services - EU extras)

Community Right to Bid





Be a part of the pier's future...



locality
Communities ambitious for change

Challenges & Opportunities

Asset Transfer -

- No financial year is like the next - the Earth ALWAYS moves
- Different logics operate in areas with high land values
- Distinguish between community ownership and community assets

Multiple Asset Transfer -

- Place-based - scale, viability - shared assets
- Service-based - speed, silos and salami - service transformation
- Class-based - liability transfer - flexibility, innovation, entrepreneurship and growth!



(Another) History of Community Ownership?



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