

# Community Asset Transfer

C.A.T. Bulletin

Dec 2014 Issue No 26



Benefits of CAT - Gym at Middleton Pool under construction

## CAT Review

The Council's new political administration has been reflecting on the CAT programme in recent months and one of the outcomes is that a more refined approach is to be adopted to clearly demonstrate the appropriateness for an asset (or group of assets) being transferred on a freehold basis. The four tests are as follows:

- *The revenue cost to the Council*
- *Any potential future liability in terms of capital investment requirements*
- *Possible income generating opportunities to the Council*
- *Potential development opportunities*

These assets will then be brought forward as a delegated decision to be put into the CAT consultation process in 2015. Such an approach will facilitate a clear and robust assessment of the assets being entered into the programme in a transparent manner.

Before this can happen the Council is set to carry out a more comprehensive review to change the way services such as libraries, youth and children's services are delivered. The extensive review will look at how the public and stakeholders can engage with the council to explore alternative and innovative approaches to service delivery for the future in light of the unprecedented pressures on the Council's budget.

Further information on MKC's Community Right to Bid Programme can be found on the following link:

<http://www.milton-keynes.gov.uk/leisure-tourism-and-culture/community-right-to-bid>

## PROGRAMME UPDATE

*12 assets have transferred*

*7 have had transfer approved*

*6 more are at Stage Two*

For further information on the C.A.T. programme click on:

<http://www.milton-keynes.gov.uk/leisure-tourism-and-culture/community-asset-transfer>

The first stage of the review will be to audit existing locations and services to understand the usage, impact and customer perspective. Any clear service improvements (and assets potentially entering the CAT programme) could be made by April 2015.

This could have the potential to transfer further assets through the CAT programme but also to explore income generation opportunities, and community involvement such as joining with other local groups and partners to pool, co-locate or co-produce resources.

In the meantime there are a number of assets already within the programme and these will continue subject to their meeting the needs of the new test referred to earlier

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Following the transfer of a number of assets, the CAT team caught up with a few of those successful organisations to find out what benefits they had brought to the local community

Here's what they had to say:

**Middleton Pool and Willen Road Sports Ground** were transferred under CAT in March this year.

These assets were taken on by Newport Pagnell Town Council and then immediately leased them to a Leisure Service Provider (*Places for People Leisure*, a registered charity) to manage on the Town Council's behalf. This has brought significant benefits to the community and Middleton Pool has already seen the following improvements:

- Employment of 7 full-time life guards
- A smarter, corporate look for staff and premises.
- A 50 week-per-year book-in facility for swimming lessons with Direct Debit, which makes budgeting and payments much easier for parents.
- The introduction of free under-8 swimming when accompanied by a paying adult.

fast.

- Construction beginning of the new permanent gym, set to open 1<sup>st</sup> April 2015.
- Refurbishment works including replacement of the ventilation system start at the end of Nov 2014 and will be finished in time for the New Year.

Willen Road in turn has seen a much improved ground maintenance regime, with pitches now in good condition.

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## **Frank Moran Centre**

West Bletchley Council took ownership of the centre in June 2013. WBC had improvement and alterations plans prepared professionally and subsequently engaged with a local building contractor to carry out the works.

Construction included a new entrance and lobby area, creation of two additional meeting rooms and refurbishment of toilets and kitchen area. Works were completed and the centre officially reopened in November 2013.

The Frank Moran Centre had been vacant for some 18 months prior to transfer to West Bletchley Council. Since transfer, local residents have supported staff from the WBC's Community Resource Centre in Melrose Avenue in organising, running and attending a range of activities that take place on most weekdays.

These include:

- Social activities for a group of residents aged 55 years plus, supported by *AgeUK MK*.
- Adult "job club" supported by *MK College*.
- Arts and Craft activity sessions for all ages – run by local residents.
- Knitting group.



- Increased membership for swimming.
- A temporary gym installed in the Tickford Centre with over 500 members and rising
- Weekly after-school activities for younger children, supported by *MKC Play Rangers*.
- Belly dancing – run in conjunction with *Works for Us*
- MK food bank collection and delivery sessions.
- Monthly inter-agency support and advice sessions for local residents, involving *MKC Housing, Mitie, DWP*.

The Council takes frequent weekend bookings for the centre, allowing local residents to celebrate birthdays for young and old with their friends and family.

## Stony Stratford Library

transferred to Stony Stratford Town Council in March 2013

'We are currently undertaking a *study of building user needs* to understand each user's requirements to inform the development of a project to reorganise the internal available space, maximising its use. This is also looking at a possible extension to the building to enable flexibility of use to be achieved.

All user representatives are involved and work is current underway to assess potential costs of 3 different options before more detailed design work is commissioned.'

Since owning and managing the asset we have:

- Installed a new hot water system
- Nearly completed the replacement program for all windows (This has upgraded the windows and door from single to double glazed units and replaced rotten wooden frames.) and the rear entrance to the building
- Improved lighting, particularly on the first floor
- Brought cleaning of the building back in house, combined with a new caretaking function that provides a flexible service when the building is in use in the evening and at weekends.

## Bancroft Meeting Place

'It is now a year since we took over ownership of BMP. We have not experienced any significant problems and continue to thrive.'

Ian Franklin Chair Bancroft MP Committee

As a result of the CAT review please find an updated summary table below:

PHASE ONE					
Tranche	Asset	Applicant/s	Stage One Status	Stage Two Status	Transfer Progress
PILOT	Simpson Village Hall	Simpson & Ashland Parish Council	Complete	Complete	Complete
PILOT	Frank Moran Centre	West Bletchley Town Council	Complete	Complete	Complete
PILOT	Green Park Community Centre	Newport Pagnell Town Council	Complete	Complete	Complete
PILOT	Downs Barn Pavilion	Great Linford Parish Council	Complete	Complete	Applicant withdrawn - stopped
PILOT	Stony Stratford Library	Stony Stratford Town Council	Complete	Complete	Complete



	Woughton Leisure Centre	Milton Keynes College/ Hertsmere Leisure Trust	Stopped	-	Stopped - Scale of investment too great to proceed
TRANCHE ONE	Loriner Place Depot	Murugan Temple Trust/ Great Linford Scout Group	Complete	Complete	Approved by Delegated Decision awaiting final transfer
TRANCHE ONE	Rickley Park Sports Ground	West Bletchley Council	Complete	Complete	Complete
TRANCHE ONE	Fishermead Sports Ground	Campbell Park Parish Council	Complete	Complete	Complete
TRANCHE ONE	Crosslands Depot	Residents Ass'n for Stantonbury	Complete	Complete	Approved by Delegated Decision awaiting final transfer
TRANCHE ONE	Duncombe Street Comm. Centre	Bletchley & Fenny Stratford T/C and Duncombe St C.C. Trust	Complete	Complete	Stopped – no favorable applicant
TRANCHE TWO	Woolstone Sports Ground	Campbell Park Parish Council	Complete	Complete	Complete
TRANCHE TWO	Loughton Pavilion & SG	Loughton and Great Holm Parish Council	Complete	Complete	Complete
TRANCHE TWO	West Bletchley Comm. Centre	West Bletchley Council	Complete	Complete	Approved by delegated decision - awaiting final transfer
TRANCHE TWO	Bancroft Meeting Place	Bancroft M.P. Management Committee	Complete	Complete	Complete
TRANCHE TWO	Great Linford Pavilion & SG	Great Linford Parish Council	Complete	Complete	Complete
TRANCHE THREE	Wavendon Gate Pav & SG	Walton Community Council with Wavendon Gate Pavilion Ltd	Complete	Complete	Applicant has with - drawn; Likely To be reviewed again as part of Phase 2. A monitoring visit of the site is due
TRANCHE THREE	Denbig Hall Sports & Social Club	Denbig Hall Sports & Social Club C.I.C.	Complete	Complete	Stopped - Site has been withdrawn from C.A.T
TRANCHE THREE	Shenley Brook End Community Centre	Shenley Brook End and Tattenhoe Parish Council	N/A	-	Likely To be reviewed again as part of Phase 2
TRANCHE THREE	Great Holm Community Centre	Loughton & Great Holm Parish Council	Complete	-	Awaiting stage 2 application
TRANCHE THREE	Willen Pavilion & Sports Ground	Campbell Park Parish Council and Willen Pavilion Management Committee	Complete	-	Stopped – no applicants
TRANCHE FOUR	George St. Community Centre	Bletchley & Fenny Stratford T/C	Complete	Complete	Approval to transfer via delegated decision on 2 <sup>nd</sup> Dec 2014
TRANCHE FOUR	Browns Wood Sports Ground	Walton Community Council	Complete	Complete	Approval to transfer via delegated decision on 2 <sup>nd</sup> Dec 2014
TRANCHE FOUR	Toombes Field Sports Ground	Stony Stratford Town Football Club	Complete	Complete	Stopped - Site has been withdrawn from C.A.T.

TRANCHE FOUR	Shenley Lodge Meeting Place	Shenley Brook End & Tattenhoe Parish Council/Shenley Lodge Meeting Place Mgt Committee	-	-	Stopped – no applicants
TRANCHE FOUR	Bradville Hall & Tennis Courts	Bradville Hall Community Centre Management Committee	On hold	-	A monitoring visit of the site is due
TRANCHE FIVE	Olney Centre	Olney Town Council	Complete	Complete	Approved by delegated decision - awaiting final transfer
TRANCHE FIVE	Wolverton Recreation Ground	-	-	-	Stopped – no applicants
TRANCHE FIVE	River Valley Meeting Place	Shenley Brook End & Tattenhoe P/C	-	-	Stopped – applicant withdrawn
TRANCHE FIVE	Chepstow Drive Community Centre	West Bletchley Council	Complete	Complete	Stopped - applicant withdrawn
TRANCHE FIVE	Monkston Community Centre & Pavilion	Kents Hill & Monkston Parish Council	Complete	Stopped	Applicant withdrawn
TRANCHE SIX	Oakgrove Leisure Centre	Oakgrove School	Complete	-	MKC in discussion with applicant about potential future partnership models
TRANCHE SIX	Medbourne Community Sports Pavilion	Shenley Church End P/C, MK Leisure	Complete	Complete	Approved by delegated decision - awaiting final transfer expected 31 <sup>st</sup> Jan 2015
TRANCHE SIX	Tattenhoe Sports Pavilion	Milton Keynes Leisure, MK DONS SET	Complete	Stopped	Stopped - site has been withdrawn from CAT
TRANCHE SIX	Woughton on the Green Pavilion	Milton Keynes Leisure, MK DONS SET	Complete	-	Stopped
TRANCHE 7	Olney Youth Centre	Olney Scout Group and Olney Youth Centre Management Committee	Complete		One applicant has withdrawn
TRANCHE 7	Netherfield Meeting Place	Woughton Community Council	Complete	-	Stopped - site has been withdrawn from CAT
TRANCHE 7	Fenny Chapel	Bletchley & Fenny Stratford T/C	Complete	Complete	Approval to transfer via delegated decision 13 <sup>th</sup> Jan 2015
TRANCHE 7	Britten Grove Meeting Place	Walton Community Council with Walton Community Facilities	Stopped		Applicant has withdrawn; likely to be reviewed again as part of Phase 2. A monitoring visit of the site is due
TRANCHE 7	Middleton Pool & Willen Rd SG	Newport Pagnell Town Council	Complete	Complete	Complete



TRANCHE 8	Bletchley Library	Bletchley & Fenny Stratford T/C	Complete	Stopped	Stopped – applicant withdrawn
TRANCHE 8	Furzton South Meeting Place	-	Stopped	-	Stopped – no applicants
TRANCHE 8	Tinkers Bridge Meeting Place & Bean Hill Open Space	Woughton Community Council	Complete		Awaiting stage 2 application
TRANCHE 8	Mathiesen Youth Centre	Glorious Revival Centre, Mathiesen Youth Centre Management Committee	Complete	Complete	Approval to transfer via delegated decision 13 <sup>th</sup> Jan 2015
<b>PHASE TWO</b>					
TRANCHE 1	Kents Hill Sports Ground	Cleanslate FC	-	-	Stopped – no suitable applicants
TRANCHE 1	Heelands Meeting Place	Bradwell Parish Council	Complete	-	Awaiting stage 2 application
TRANCHE 1	Brooklands Centre	The Brooklands Centre	Complete	19 <sup>th</sup> Dec 2014	-
TRANCHE 1	Bletchley Youth Centre	West Bletchley Council	Complete	-	Stage Two panel 8 <sup>th</sup> Jan 2015

### Circulation

All Ward Members, All Parish & Town Councils, Project Board Members, Disability Rights Groups (via Diane Gordon), All Libraries, Sure Start Coordinator (via Galley Hill), Sports Groups, Schools (via MKC Corporate Communications), Community Action: MK and its associated Members, Charitable Organisations in MK via MK

CLIP Members, Leisure Centres (via Leisure Managers Group), Management Committees – Community Centres, Youth Cabinet (via Rob May), Faith Groups (via Jeremy Beake, Equalities Officer MKC), Business Community (via Chamber of Commerce), Housing Associations