

Community Asset Transfer Policy

Lincolnshire County Council welcomes approaches for the transfer of assets to the Third Sector and the processes associated with the transfer of assets.

This policy is in place to ensure:

- There is consistency in dealing with the Third Sector in the transfer of LCC assets and that a professional and fair approach is taken.
- Applicants can deliver complimentary services to the required standard.

The Policy is put into play as soon as the County Property Officer (CPO) receives an application from an interested party within the Third Sector.

LCC welcomes approaches for the transfer of assets to third sector and voluntary bodies where there is a genuine and proven need for the service and the applicant can deliver complimentary services to the required standard. LCC will work with applicants to evaluate their proposals.

Applications for Asset Transfer will be made to the CPO. The CPO will work with the applicant to produce a Business Case for approval by, in the first instance, the Property Board.

To gain approval the Business Case must fulfil as a minimum the following criteria:

- Demonstrate delivery of 100% of market value to the Corporate centre. (This may not be required to be a cash transfer, but may be a combination of finance, internal Service budget transfer, community value, or other returns, to be established by the Business Case)
- Agreement to enter into a positive obligation to deliver a defined range of services for the term of the lease
- Agreement to enter into a contract for the provision of FM services through LCC's framework agreements to agreed standards
- Agreement to prepare Asset Management plans every year for approval by LCC, and to implement outcomes

LCC will encourage applications from properly constituted "not for private profit" organisations for the transfer of existing LCC assets within the discretionary limits for not achieving 'best value' permitted by central government (the General Consent for capital disposals of less than £2m in value, or leases under 7 years in length)

Asset Transfers may be considered on a freehold basis. Leasehold transfers will require a full tenant repairing and insuring agreement for a term determined by the Business Case.

The CPO will initiate the internal processes to consider any application from the Third Sector.

The CPO, being satisfied through the creation of a joint business case that the application for the transfer of an asset is viable will then seek higher approval.