

COMMUNITY ASSET TRANSFER UPDATE

APPENDIX 1

TCCL COMMITTEE 19 September 2024

TRANSFERS COMPLETED

ASSET	UPDATE	STATUS	KEY ACTIONS/ TARGET DATES
Higher Bebington Library. Transfer of building to COOP Academy, Bebington for educational purposes	Following TCCL Committee agreement to transfer, the educational use was agreed by Children, Young People and Education Committee on 19 July 2023. A view has been taken on the covenant with Unilever by both parties Solicitors and the lease documentation has now been sealed by the Council.	Transfer Completed in February 2024.	The COOP Academy have now completed their internal works and the building is expected to be operational from September 2024.
Wallasey Village Library. Transfer to Wallasey Village Library and Community Centre.		Transfer Completed July 2024	The group are now completing their internal grant funded works and following that making arrangements to open.
Woodchurch Library	Members agreed asset can be used by adjacent school to support SEND pupils.	Completed in 2022	
Pensby Library. Transfer to Pioneer People	Building is now open for community uses – café, charity shop and community operated library.	Transfer Completed August 2024.	

TRANSFER IN PROGRESS

ASSET	UPDATE	STATUS	KEY ACTIONS/ TARGET DATES
Prenton Library. "Transfer" to St Stephen's Church	This building is owned by Magenta Living and leased by the Council. The assignment of the lease from the Council to St. Stephen's Church is progressing with Solicitors. Funding Agreement agreed.	Expected completion of assignment of lease and grant funding agreement in September 2024. This will then complete this "transfer".	End of September 2024 for completion.
Irby Library. Transfer to Friends of Irby Library (FOIL)	FOIL have advised that they have concerns about the delivery of their business plan as several items (e.g. cost of insurance) have increased significantly and a number of groups, who have previously expressed interest in using the building, have gone to other venues. Discussions are on-going and it is intended to bring a report to this committee on 17 October 2024 regarding the transfer.	Reviewing business plan and in discussion with local groups.	The intention is to bring a report to this Committee in October 2024.
Brackenwood Golf Course	Following the decision by Brackenwood Community Golf Limited not to progress with the agreed transfer, Policy and Resources on 17 July 2024 resolved the following: 1. The Community Asset Transfer Process for Brackenwood Golf Course not be reopened, but instead continue with the progression of the existing expression of interest from Link Golf UK Ltd. to allow Brackenwood Golf	Awaiting submission of business plan	Business Plan to be submitted by 31 October 2024.

	<p>Club and Link Golf UK Ltd to submit a detailed business plan for the transfer of the asset, by 31 October 2024, for determination by officers and in consultation with the Chair and Party Spokespersons.</p> <p>2. This detailed business plan is to be submitted on the terms set out in the Heads of Terms document agreed between Brackenwood Community Golf Limited and the Council at the Policy and Resources Committee on 27 July 2023. This comprises of an 18-hole golf course, two full size playing pitches (11-a-side), two mini-5-a-side pitches, Bio-diversity Net Gain and community access.</p> <p>3. The exceptional circumstances regarding the Community Asset Transfer of Brackenwood Golf Course to date be noted, and the Committee recognised that all steps contained in the Council agreed Community Asset Transfer Policy would not be adhered to in light of the agreed resolutions above, but that would not set a precedent for future Community Asset Transfers.</p>		
<p>Hoylake Municipal Golf Course. Transfer to Royal and Ancient (R&A)</p>	<p>The R&A continue to work on their business plan. There are significant costs "in the ground" due to drainage issues in the area which are being looked into by specialist consultants. This matter is also aligned with the negotiation of a new agreement for future Open Golf Championships.</p>	<p>Business Plan and Agreement for Future Open Golf Championships under discussion.</p>	<p>Next meeting in September 2024.</p>

ASSETS TAKEN OUT OF CAT PROGRAMME BY MEMBERS OR GROUP WITHDRAWS FROM TRANSFER

ASSET	UPDATE	STATUS	KEY ACTIONS/ TARGET DATES
Bromborough Library and Civic Centre	P&R Committee (23 July 2023) took a decision to dispose of this asset. The CAT is therefore not progressing. This asset is now with Asset Management.	Taken out of CAT Programme by Members.	
Woodchurch Leisure Centre. Group seeking the transfer Woodchurch Wellbeing	P&R Committee on 21 November 2023 decided not to transfer this asset. Asset Management now preparing demolition tenders. Demolition expected to take place in late 2024.	Taken out of CAT process by Members	
Hoylake Library	Business Plan for transfer unviable. Members agreed to market the property for commercial lease as no viable asset transfer opportunity. Building now with Asset Management.	Taken out of CAT process by Members.	
Brackenwood Golf Course. Transfer to Brackenwood Community Golf Limited	In February 2024, Brackenwood Community Golf Limited advised the Council that they could not progress the agreed transfer of the asset for financial reasons in the current economic climate. A report advising members of this was scheduled for P&R in June 2024, but delayed due to the calling of the General Election. The report will now be considered by P&R on 17 July 2024.	Brackenwood Community Golf Limited have withdrawn from the agreed transfer.	