

# Building Community Assets



## Building Community Assets

A Practical Guide for Communities Considering  
Purchasing Land and Buildings

This project is funded by:



## Foreword



I am pleased to introduce the Building Community Assets guide which highlights some of the achievements of third sector organisations in purchasing and developing community assets - land and buildings for the benefit of community organisations and the people they serve.

The Building Communities Fund has been enormously successful in promoting the community asset agenda and improving many organisations capacity to be able to acquire and develop assets. The fund has also been successful in proving the ability for communities to bring about sustainable social, economic and environmental benefits through the acquisition of assets. The impact has already suggested transformational changes to the participating communities, and future economic growth and social benefits are forecast.

The engagement and interest in the Building Communities Fund suggests that the momentum for community asset ownership is gathering pace. I am delighted about this, and hope that this Guide, and the case studies and resources it includes, provides further inspiration to the Social Enterprise sector as well as useful signposting to relevant sources of advice and funding.

**Sheila Childerhouse**

*Deputy Chair, East of England Development Agency*

## Introduction

The Building Communities Fund was financed by the East of England Development Agency (EEDA) and managed by a consortium made up of Co-operative and Community Finance in partnership with the Plunkett Foundation and Social Enterprise East of England.

The programme was designed to assist third sector organisations from across the region to secure ownership of assets in order to help them achieve greater economic potential as well as meeting their own social or environmental objectives. The emphasis was on encouraging an entrepreneurial approach which would also contribute significant social and economic benefits within the region.

Proposals were encouraged which:

- ❑ Used buildings or land as the focus for the local economy or community activities
- ❑ Created or strengthened income streams for third sector organisations
- ❑ Contributed significantly to the regeneration of an area
- ❑ Realised significant social and economic benefits in local communities

The programme comprised of two elements; Bursary Awards of up to £15,000 were available to help organisations to carry out feasibility studies and develop robust business plans in advance of purchasing land or buildings; and Capital Awards of up to £750,000 were available to help organisations to purchase those assets. In total, just over £400,000 was spent on



31 Bursary Awards and £4.75million on 8 Capital Awards. The beneficiary organisations varied immensely in terms of their operations and social purpose – supported projects included;

- ❑ Business incubator units
- ❑ Furniture recycling and resale
- ❑ Social housing, and accommodation
- ❑ Community or youth centres
- ❑ Renewable energy schemes
- ❑ Support for vulnerable adults, including disabled

*This Guide produced by the Plunkett Foundation on behalf of EEDA and the Consortium Partners*, is intended to provide an insight into a range of organisations that have been supported through the programme including their core objectives, their proposals, and achievements both through this programme and beyond. Not all bursary recipients received full Capital Funding, for example, but many went forward and found alternative finance to advance their proposals. The guide particularly considers the process that organisations went through to reach their end goal, including the challenges and difficulties that were met and the solutions they found to overcome them.

A separate section at the end of the guide provides signposts for further information and advice on acquiring community assets, including potential sources of funding.

# Waveney Mow and Grow Ltd

## Cutting Grass, Cutting Crime, Cultivating Futures

Operating across the most deprived wards in the region, Mow and Grow is a volunteer-based social enterprise which offers a free gardening service to the elderly and other vulnerable individuals and community groups.

Mow and Grow also provides training, support, work experience and accredited qualifications to the volunteers who work on the scheme, many of whom are disadvantaged in the labour market. Volunteers may be long-term unemployed, ex-offenders, suffering health problems or learning difficulties and may come to the organisation via referrals from organisations such as the Probationary Service or a Primary Care Trust. Income is generated through such referrals and also via public and private contracts for gardening and landscaping services. Whilst referrals contribute substantially to the organisations income, it also contributes to their core objectives of achieving neighbourhood renewal by promoting training opportunities alongside the delivery of services to the wider community. The three main beneficiary groups include elderly and vulnerable people, those disadvantaged in the labour market and the community in general.

### Organisational Background

- Incorporated in May 2006
- Company Limited by Guarantee (non profit)
- 9 FTE Staff / 100+ Volunteers
- Training and Operation sites in Norwich and Lowestoft
- £200,000 turnover in 2007/8

### Social Enterprise Objectives

- Provide horticultural services to the elderly, vulnerable individuals, and community groups
- Reduce crime, fear of crime and antisocial behaviour within deprived communities
- Support the disadvantaged labour market with new skills, qualifications and employment



### Community Asset Objective

By 2007, Mow and Grow had established a sustainable operations plan and experienced an increasing demand for its services. Both their ability to meet demand and their optimism for growth was thwarted by the lack of a permanent base for its operations and training services. This was preventing them from investing in machinery and tools that required storage, and deterred them from adapting any rented or leased site to accommodate their needs. A permanent site would;

- Provide confidence to invest in the sites training centre and services
- Enable an expansion of the training facilities available to volunteers increasing the number of volunteer placements that could be offered at one time
- Increase income potential by providing additional volunteer placements and by delivering larger scale commercial horticultural services, to Local Authorities and Town and Parish Councils
- Create rentable space to other social enterprises, providing both an income and additional employment opportunities



// Mow and Grow also provides training, support, work experience and accredited qualifications to the volunteers who work on the scheme, many of whom are disadvantaged in the labour market. //



## Bursary Impact

A bursary of £15,000 went towards recruiting a Development Manager who dedicated their time preparing a full business plan for the expansion of the organisation, and identify potential sites. The grant was also used to pay for the necessary surveys, and professional fees when sites were identified. A total of 16 sites were considered, including one adjacent to their temporary premises, which was available and vacant, and had inspired their original search for permanent premises. The survey, however, identified issues relating to highway concerns, structural damage to buildings, and renovation requirements which, though were surmountable, raised the total investment required from £500,000 to well in excess of £1m. Without, the dedicated bursary award, it is possible that a site such as this would be acquired resulting in a liability rather than an asset being purchased. One of the 16 sites was suitable and successfully secured.

As a result of bursary funding, Mow and Grow also achieved Open College Network centre status which qualifies them to deliver accredited training courses. As a result, the NELM Development Trust Association offered them a building on a County Council owned site in Norwich, set in 25 acres of horticultural training grounds in return for accredited training courses being delivered to disadvantaged groups that they too aim to support. The partnership between NELM and Mow and Grow has resulted in £146,000 worth of public service contracts being secured in one year alone.

## Key Achievements

- Business plan and funding strategy developed
- Secured two permanent training centres providing permanent and secure bases in which to operate, train and trade
- OCN Centre Status achieved - providing new training opportunities including I.T, Catering, Building Trades, Mechanical Skills and Lifeskills
- Improved networks with the community continuing to support vulnerable individuals with a free gardening service, but also rolling it out to include other services such as cleaning and I.T support
- Supported over 100 people disadvantaged in the labour market
- Secured new horticultural contracts with the public and private sector organisations
- Developed new networks and partnerships with support organisations including Primary Care Trusts, Job Centre, Police, Schools, YMCA, Connexions, securing over £146,000 in referrals
- Directly employed 11 new staff - 7 who were disadvantaged in the labour market - and assisted 12 more into employment with other companies
- Increased turnover – achieved the total 2007/08 turnover in January 09 alone

## Key Lessons and Factors for Success

- Securing a grant to boost internal staff capacity was essential in delivering this project to ensure that the core activities and services were not disrupted
- Employing an external surveyor to identify and assess potential sites saved the organization time and resources and the potential acquisition of an unviable asset
- Developing networks and partnerships with Local Authorities and social support organizations has resulted in a surge of new contracts and income generating referrals
- Competing for Social Enterprise Awards has raised the organisations profile, boosted its confidence and given it credibility for the services it provides

## Why The Funders Liked It

- Wide reaching impact geographically and socially
- Success demonstrated and recognised by others through Social Enterprise Awards
- Impressive scale of growth in short space of time – potential for further growth



# St Johns Community Land Trust

An activity of Keystone Development Trust

Keystone Development Trust (KDT) is the largest development trust in the Eastern Region and one of the largest development trusts in England.



It delivers social projects within Norfolk and Suffolk, including Thetford, Brandon, Mildenhall, Newmarket and surrounding villages and particularly works within areas of social disadvantage. Most of its social projects are funded through its own not for private profit social enterprises – including a catering service, furniture recycling enterprise, office and business unit rental business and conference centre. KDT describes this as building community capital – ensuring services, assets and enterprises anchor collective wealth locally.

## Organisational Background

- Incorporated in 2003
- Charity and Company Limited by Guarantee
- 28 Staff / 8 Volunteers
- Primarily operates in Norfolk and Suffolk
- £911,000 turnover in 2007/8

## Social Enterprise Objectives

- Generating a mixed income stream - grant, public contracts and earned income from property and social enterprises
- Maintaining a balanced portfolio of core social projects and enterprises – the enterprises financially supporting the social projects
- Rigorous business planning and monitoring to facilitate new activity being delivered through new income, grants or profit

## Community Asset Objective

Keystone Development Trust applied for both a Bursary and Capital Grant to support a new initiative, St Johns Community Land Trust (CLT) – a mixed development of housing, retail and leisure in a socially and economically deprived ward within Forest Heath District in Suffolk. The aim of the £12-15m scheme was to redevelop a 1.64 hectare site,

- To create a low/zero carbon community within the existing community of 2500 people on the St Johns Estate
- To provide and sustain new youth and community facilities
- To provide up to four retail units
- To develop a range of housing units meeting specialist and identified needs for sale and rent providing short and long term revenue for reinvestment in community facilities and activities

The development also aims to make four key interventions to the built environment of the area:

- Link two residential estates providing cohesion for residents
- Provide the catalyst needed to revitalise the area to instil a degree of pride and aspiration
- Create a modern community facility
- Provide retail units to support economic activity





// It delivers social projects within Norfolk and Suffolk, including Thetford, Brandon, Mildenhall, Newmarket and surrounding villages and particularly works within areas of social disadvantage. //



## Bursary and Capital Impact

Received a £15,000 Bursary Award and £102,000 Capital Award.

The Bursary Award was used for internal costs to enable the Enterprise Director of Keystone Development Trust to work primarily on the proposed St Johns CLT scheme. During this time discussions were had with officers from the District Council (the landowner and planning authority), architects, quantity surveyors and an external consultant with specific expertise in the development of Community Land Trusts. The Bursary Award also enabled KDT to gain a much wider appreciation of the Community Land Trust model and how this could be utilised at St Johns. The production of a Development Plan also enabled KDT to enter into conversations with potential partners, both private and housing associations, with a clear vision of what was proposed. Conversations are still ongoing with the local authority regarding the valuation of the land and the potential planning constraints. Although the original land purchase deadline of 31 March 2009 has not been achieved the project will still go ahead albeit within a different timescale.

## Key Achievements

- Agreed terms with vendor with respect to the land purchase, the process and responsibilities of each party
- Ascertained VAT implications of the land purchase
- Confirmed State Aid implications with regard to involvement of a private sector investor
- Secured a housing association development partner and determining financial implications
- Prepared site plans to include scheme layout, mix of housing units, the outline design of the community centre and the location and design of retail units
- Developed outline proposals with a Co-Operative Finance Institution to raise capital through community bonds
- Acquired an initial valuation on the land costs

“ Original partners and investors may change their mind mid-way through a project. ”

## Key Lessons Learned and Factors for Success

- Be aware that capital projects, especially those involving land purchases and local authorities, always take much longer than originally envisaged. It is difficult to plan for this but does need to be taken into account.
- Original partners and investors may change their mind mid-way through a project. This does not mean that you have failed, you just need to find alternative supporters.

## Why The Funders Liked It

- Clearly demonstrated ability to meet identified needs in a known disadvantaged community
- Potential to reach over 2500 residents
- Genuine community ownership implied by a Community Land Trust Model
- Known track record for delivery high profile projects

# Disability Essex

## A Training Centre for Disabled People

The key objectives of Disability Essex are to support people living with disabilities and their carers in Essex and other parts of Eastern England.

In particular, Disability Essex provides:

- A county-wide network of over 120 of clubs for disabled people, their carers and dependants currently reaching over 15,000 people per year
- Outreach health screening service with modified vehicles, and qualified nurses reaching over 5000 people per year
- Training to adults with acquired disabilities to assist them return to sustainable employment
- Market research on disability related issues

### Organisational Background

- Founded in 1947
- Charity and Company Limited by Guarantee
- 15 Staff / 9 Volunteers / 8 Trustees
- Primarily operates in Essex
- £700,000 turnover in 2007/8

### Social Enterprise Objectives

- Support people living with disabilities, and their carers
- Generate commercial income streams from disability access audits and training courses
- Develop regional and international links with similar charities



### Community Asset Objective

Disability Essex wished to design and build an innovative and sustainable headquarters building for expansion into new services after it was confirmed that their existing 1920's building could not be adapted or modified. A bespoke building was required to accommodate new training needs and the widest range of disabilities that users may have. Disability Essex also wanted a multi-use building, part of which could be made available to the wider community and other organisations outside of business hours, and part of which could be permanently rented to an external business. Both the rental element and the new training services would provide sustainable income streams to support the core costs of the organisations and building maintenance costs.

“ Disability Essex, wished to design and build an innovative and sustainable headquarters building for expansion into new services. ”







## Bursary and Capital Impact

Received a £15,000 Bursary Award and £750,000 Capital Award.

Substantial market research on disability, service provision, training needs, and employment opportunities had already been undertaken between 2003 and 2006. The £15,000 bursary was used to update this research, confirm and negotiate ownership of the preferred site, produce drawings and data sufficient to achieve a planning consent, liaison with Go East, potential builders and suppliers; and the production of a fully costed business plan. Securing funding for the £2 million building project was also a key element of the bursary phase. Funds secured include;

- European Regional Development Fund £839,000
- Building Communities Fund £750,000
- Own resources (legacy, sale of existing building and independent fundraising) £361,000
- Essex County Council £50,000

The capital award of £750,000 has gone a substantial way towards the total project costs of £2million as well as adding confidence to other funders that the project was deliverable. With the construction process now underway, the end product will be an innovative and sustainable building built to PassivHaus/BREEAM Excellent standards of sustainability; energy will be generated by solar, ground source, and wind generation; and zonal heating inside the building will allow temperature adjustment plus/minus 2° C within a classroom, to accommodate the needs of ambulant and non-ambulant clients. Above all, Disability Essex will have a permanent, sustainable and accessible building in which to operate.

## Key Achievements

- Secured necessary funding to purchase and develop site to provide a new head quarters
- Developed a sustainable building which meets the needs of its users
- Raised the number of expected beneficiaries of training to 250 students per annum
- Significantly increased organisations ability to generate income
- Awarded the Climate Change & Good Health Award by the European Regional and Local Health Authorities - the first charity to achieve this
- Safeguarded current jobs and raised potential to increased jobs

## Why The Funders Liked It

- Well researched proposal, with identified need for funding
- Strong social objectives, reaching a significant number of beneficiaries

## Key Lessons Learned and Factors for Success

- Have a clear goal and objective in mind – know why a building or land is important to your organisation, and what its impact on your community will be
- Make your proposals bolder than others – building to 'Excellent' standards of sustainability made this project stand out from others
- Once one organisation offers financial support, this will provide credibility to your project and invoke confidence in your proposals from other potential funders

# The Ferry Project

## Financial Services reaching Rural Communities

The Ferry Project aims to provide much-needed accommodation and skills for homeless people in the Fenland area.

The Ferry Project carries out its work by running two hostels and over 30 move-on flats. When the funding was received the Ferry Project was running three social enterprises made up of a small farm "Ferry Project Farming", a furniture project "Ferry Project SOFA" and a craft scheme to give residents an opportunity to learn, develop new skills and interact with the wider community. Ferry's SOFA project is a furniture and household items re-use project, where received items are cleaned, restored, and re-sold at affordable prices. These enterprises have now been set up as a new business called "Hope Social Enterprises" partly as a result of the funding Ferry Project received.

### Organisational Background

- Incorporated in 1999
- Based in Wisbech, Cambridgeshire
- 22 Staff / 8 Volunteers
- Based in Wisbech, Cambridgeshire
- £1,008,000 turnover in 2007/8

### Social Enterprise Objectives

- Provide accommodation for the homeless
- Develop sustainable income streams to support the accommodation service
- Provide a high quality, client focussed service

### Community Asset Objective

The aim was to develop a purpose built warehouse closer to the SOFA shop to increase the level of furniture received and resold through the business, and to increase training and employment opportunities available to their client group. Developing additional and affordable units for let to other individuals and social enterprises was also part of the objective in order to provide business space to their clients who might not otherwise

be in positions to take on mainstream leases, and also to provide a sustainable income to the Ferry Project.

### Bursary and Capital Impact

Received a Bursary Award of £6000 and a Capital Award of £750,000. The initial Bursary Award paid for consultants to take over the Executive Directors work for six weeks to enable him to focus on developing the business plan, feasibility study and practical arrangements for acquiring the identified site.

The land identified for development already had planning permission, so the Capital Award was successfully sought for the purchase and development of the site. Problems did still emerge relating to 'planning' and unexpected archaeological surveys being required which resulted in delays and unforeseen additional costs. Developing positive relationships with the local authority officers and members was crucial to resolving some of the build issues and having a strong business plan in place made it possible to secure a loan to cover the immediate shortfall by demonstrating ability to make repayments.

### Key Achievements

- 2000 sq metres of new floor space created
- Generated 6 new jobs and safeguarded 8
- Increased turnover by £200,000
- Significantly raised organisational profile within region
- Created a new Social Enterprise - called 'Hope'

### Why The Funders Liked It

- High potential for job creation and retention
- Sustainable organisation with limited risks associated with its growth
- The proposal was investment ready with limited potential for delays





#### Key Lessons Learned and Factors for Success

- ❑ Always provide a contingency for delays and additional build costs
- ❑ Identifying the site and required consultants before submitting a funding application made the project investment ready and deliverable within the funding period
- ❑ Maintain relationships with your Local Authority, keeping them updated on progress and potential impact of your project

“ The aim was to build a purpose built warehouse closer to the SOFA store to increase the level of furniture received and resold through the business, and to increase training and employment opportunities available to their client group. ”

# Unity Wind Ltd, 30391R

## A Community Wind Farm

Unity Wind Limited 30391R, is a newly incorporated Industrial and Provident Society aiming to develop an on-shore wind farm in North Norfolk to generate and provide renewable energy.

Retaining the turbines and its future growth and management in the hands of community membership is critical to the ethos of this organisation. Community ownership would also provide supplementary income for local farmers and members, as well as allow a proportion of the profits to fund energy conservation and clean energy production in the area.

### Organisational Background

- Established in 2007, incorporated in 2009
- Industrial and Provident Society
- 0 Staff / 6 Volunteers
- Preferred site in Norfolk / Open membership
- £0 turnover in 2007/8

### Social Enterprise Objectives

- Generate clean, renewable energy
- Maintain community ownership and control to its members within a democratic ownership structure
- Reallocate surplus to members and local conservation projects

### Community Asset Objective

The motivation behind the scheme was initially to promote wind power as a viable alternative to energy production in North Norfolk. The 6 directors felt strongly that community ownership was better than commercial schemes, for several reasons;

- Less public hostility if people realise they are getting the benefits
- Retaining profits in the area helps the local economy
- Clean energy production focuses users minds on energy use and is likely to make them more careful
- Profits that go to increase energy conservation and small scale clean energy production also help to combat global warming

### Bursary and Capital Impact

Received a £15,000 Bursary Award.

The bursary was used to identify sites, liaise with the relevant District Council about their attitude to each site, undertake extensive public consultation, secure preferred site with option and lease agreement, obtain planning permission for a met mast to record wind speeds on the preferred site and purchase a met mast. A large part of the bursary was spent on procuring specialist advice for arranging the option agreement and also for setting up the Industrial and Provident Society. Unity Wind have further steps to take and challenges to face before being able to purchase the wind turbines and connect to the national grid, but the Bursary Award has helped them to significantly advance their project from its initial concept stage and provided with them with a legal ownership model which will enable them to raise investment through community ownership.

### Key Achievements

- Site secured for community wind turbines
- A generic option and lease agreement that can be used on other sites if site identified proves unsuccessful
- A grid survey paid for to be used on the first available site
- Unity Wind Limited set up as the organisation to run community schemes

### Why The Funders Liked It

- Potential to lever significant community investment
- Transformational social, economic and environmental benefits implied
- Located in an economically deprived area



### Key Lessons Learned and Factors for Success

- Recognise the importance of professionals in the field and make sure you choose the right ones. Don't be afraid of letting a consultant go if you feel you are not getting what you need
- Public consultation and the concept of community ownership is key to projects such as this and may be crucial to securing both planning permission and future finance
- Keep talking to people in the field for advice, support and further contacts. Site visits to other successful projects is also a key part of developing a feasibility study

“ Retaining the turbines and its future growth and management in the hands of community membership is critical to the ethos of the Social Enterprise. ”

# Further Advice and Support

## Social Enterprise East of England

Social Enterprise East of England (SEEE) is a membership and networking organisation for social enterprises within the East of England region. It has a strategic influence on national, regional and local policy relating to social enterprise, and will also be a good place to start when seeking advice on taking on assets. SEEE will specifically be able to provide independent advice on where to access funding and support. There are also similar social enterprise support organizations in other regions across England.

[www.seee.co.uk](http://www.seee.co.uk)

0845 606 6296

## Plunkett Foundation

The Plunkett Foundation promotes and supports co-operatives and social enterprises in rural communities worldwide. Asset ownership can be integral to the success of such enterprises, ranging from community owned shops and other retail services, to community owned businesses as diverse as swimming pools and farms. The Plunkett Foundation provides information and advice, from its central office, and also through regional networks of advisors.

[www.plunkett.co.uk](http://www.plunkett.co.uk)

01993 810730

## Co-operative and Community Finance

Co-operative and Community Finance provide loan finance to co-operatives, employee owned businesses and community owned social enterprises. Co-operative and Community Finance also provide business advice to organisations to enable them to own and develop their democratically controlled businesses.

[www.icof.co.uk](http://www.icof.co.uk)

01179 166750

## Local Authorities

Liensing with your Local Authority is likely to be crucial to the success of your project, whether to gain planning advice, financial assistance, or contracts in return for services. Local Authorities may also be the current owner of an asset you wish to acquire. The Local Government Act (1976) gives Local Authorities the power to lease premises at less than market rent for any period for recreation use, and for up to 7 years for non-recreational purposes (1972). The 1990 Planning Act facilitated the ability to transfer assets to community groups and organisations (amongst other concessions) as part of a Section 106 agreement - the negotiated concessions forming a legal agreement between Local Authority and developer in return for planning permission. This Act has been updated via the Local Government Act of 1999 and 2000 which makes it easier for assets to be transferred from both developer and Local Authority.

[www.lga.gov.uk/lga/core/page.do?pagelid=1](http://www.lga.gov.uk/lga/core/page.do?pagelid=1)  
0207 6643131 (Local Government Association)

## Development Trust Association

Development trusts are community-led organisations that use buildings as a resource for community activity whilst generating income. Building use might include social and community facilities, workspace for social enterprises and local organisations, office or retail premises, training facilities and even housing. Development trusts usually operate in a specific geographical area, but the umbrella Development Trust Association (DTA) are dedicated to helping people set up development trusts and helping existing development trusts learn from each other and work effectively by sharing skills and experience. The DTAs website provides a wealth of support and advice, including a consultancy service for those seeking specific help.

[www.dta.org.uk](http://www.dta.org.uk)

0845 458 8336

### **Rural Community Action Network (RCAN)**

Individually known as Rural Community Councils (RCCs), the Network operates at county level to support and promote rural development through grassroot, community based initiatives. The Network operates under the umbrella organisation, Action with Communities in Rural England (ACRE). Most RCCs will have a dedicated team or member of staff to support the development and management of community assets including village halls, community centres, affordable housing, churches and playing fields.

[www.acre.org.uk/communityassets\\_index.html](http://www.acre.org.uk/communityassets_index.html)

01285 653477 (ACRE)

### **Community Matters**

Community Matters is the National Federation for Community Organisations such as Community Associations - the most common form of management committees for Community Centres and Halls. Community Matters have played a key role in promoting and supporting communities to take action in response to social, educational and recreational needs in their areas. They specifically provide legal surgeries and advice sessions relating to leases, employment matters, and management issues.

[www.communitymatters.org.uk](http://www.communitymatters.org.uk)

020 7837 7887

### **Community Land Trust Association (CLT)**

Community Land Trusts provide and promote mechanisms for communities to democratically purchase, develop and provide land and buildings for the benefit of the community. CLTs are primarily known for provision of affordable housing, but can equally provide workspace, retail, recreation and agricultural services. The CLT website provides casestudies, tools and online resources for communities interested in initiating CLTs in their community.

[www.communitylandtrust.org.uk](http://www.communitylandtrust.org.uk)

0161 2954454

### **The Asset Transfer Unit**

The Asset Transfer Unit is led and managed by the DTA in association with Community Matters and the Local Government Association and is funded by Communities and Local Government. The new Unit offers independent advice to local people and councils to help community groups take control of under-utilised land and buildings and put them to better use for the benefit of the community. The Unit will build on the experience gained from providing support to 20 asset transfer demonstration areas via the DTA-led Advancing Assets for Communities programme, which it's hoped will result in many more transfers taking place. For asset transfer enquiries and useful resources, please visit the website. The Unit also provides an advice line.

[www.atu.org.uk](http://www.atu.org.uk)

0845 345 4564

### **The UK Association of Building Preservation Trusts**

Building Preservation Trusts (BPTs) specialise in regenerating historic buildings for community use. They are driven by local communities for local communities, aim to act as catalysts for social and economic regeneration, and provide exemplarily design and conservation work. The UK Associations website provides information and resources, supporting the continued development of BPTs.

[www.ukapt.org.uk](http://www.ukapt.org.uk)

0207 930 1629



# Funding and Support Programmes

**The Adventure Capital Fund** supports medium to large organisations through community enterprise and the acquisition of assets. The programme comprises a mixture of loans, grants and advisory support through 3 funds; the Patient Capital Investment Fund, the Managed Workspace Fund (specifically for workspace units), and the Business Development Fund (for the early stages of an organisations development). The website is worth visiting for useful links and case studies.

[www.adventurecapitalfund.org.uk](http://www.adventurecapitalfund.org.uk)

**Futurebuilders** focuses primarily on third sector organisations delivering public services. The Main Investment Fund has a lower limit of £50,000, but no upper limit, and may be used for capital projects. The Tender Fund offers interest free loans of upto 50,000 to help organisations tender for public service delivery contracts. The Small Organisation Tender Fund offers grants of up to £15,000 to small organisations to help tender for specific public sector contracts.

[www.futurebuilders-england.org.uk](http://www.futurebuilders-england.org.uk)

**Myplace** is a government initiative offering grants of between £1m and £5m to improve facilities for young people. The programme, is administered through the Big Lottery Fund - their website is also worth visiting for news of programmes that may be launched or relaunched in the future such as the Community Asset Fund and Reaching Communities.

[www.biglotteryfund.org.uk](http://www.biglotteryfund.org.uk)

**Charity Bank** has a specific asset finance service and works with local charities, social enterprises and community organisations to agree loans of up to £1 million, to help with anything from working capital to asset purchase and refurbishment.

[www.charitybank.org.uk](http://www.charitybank.org.uk)

**Advancing Assets** demonstration programme established by the Department for Communities and Local Government (CLG) was designed to establish and learn lessons from 20 local partnerships that are focused on the transfer of assets from the public sector to community-based organisations.

[www.cabinetoffice.gov.uk](http://www.cabinetoffice.gov.uk)

**Venture Capital Fund**, managed by Triodos, offers loans of between £200,000 and £750,000 for social enterprises with a proven business model that are looking to grow and scale up their operations.

[www.triodos.co.uk](http://www.triodos.co.uk)

**Unity Trust Bank** are currently offering the 'Property Development Funding', a funding loan package designed to assist organisations with the redevelopment of existing or the construction of new premises.

[www.unity.uk.com](http://www.unity.uk.com)

**Co-operative and Community Finance** will lend to co-operatives, employee owned businesses and community owned social enterprises, including proposals to take over existing businesses to convert them into co-operative or social enterprises.

[www.icof.co.uk](http://www.icof.co.uk)

## **ACRE Village Hall Loan Fund**

ACRE manages the village hall loan fund on behalf of Defra to provide assistance with purchasing, building and making substantial improvements to Village Halls.

[www.acre.org.uk](http://www.acre.org.uk)

**Foundation East** is administrating a new region-wide loan scheme available to social enterprises that wouldn't normally be eligible to get funding from banks.

[www.foundationeast.org](http://www.foundationeast.org)  
01284 757777

**Heritage Lottery Fund** provide grants for projects that require a minimum of £50,000 that relate to the national, regional or local heritage of the UK, including the preservation or renovation of buildings and historic sites.

[www.hlf.org.uk](http://www.hlf.org.uk)

This list will be updated on the programme website  
[www.buildingcommunitiesfund.org.uk](http://www.buildingcommunitiesfund.org.uk)



// The Building Communities Fund has been enormously successful in promoting the community asset agenda and improving many organisations capacity to be able to acquire and develop assets. //

#### **Featured Social Enterprises**

##### **Mow and Grow**

Alex Cosgrove  
[www.thegroworganisation.org](http://www.thegroworganisation.org)  
01502 538 124

##### **Keystone Development Trust**

Tim Swain  
[www.keystonetrust.org.uk](http://www.keystonetrust.org.uk)  
01842 768300

##### **The Ferry Project**

Keith Smith  
01945 467596

##### **Unity Wind Limited**

Alicia Hull  
[www.unitywind.com](http://www.unitywind.com)  
01263 761471

##### **Disability Essex**

Richard Boyd  
[www.essexdpa.org](http://www.essexdpa.org)  
0844 412 1771

#### **Programme Partners**

##### **Plunkett Foundation**

James Alcock  
[www.plunkett.co.uk](http://www.plunkett.co.uk)  
01993 810730

##### **Social Enterprise East of England**

Michelle Rigby  
[www.seee.co.uk](http://www.seee.co.uk)  
0845 606 6296

##### **Co-operative and Community Finance**

Ken Smith  
[www.icof.co.uk](http://www.icof.co.uk)  
01179 166750



### Plunkett Foundation Limited

The Quadrangle  
Woodstock  
Oxfordshire OX20 1LH

Tel: 01993 810730 Fax: 01993 810849 [info@plunkett.co.uk](mailto:info@plunkett.co.uk) [www.plunkett.co.uk](http://www.plunkett.co.uk)

Registered in England No 213235 Registered Charity No 313743



**Cabinet Office**  
Office of the **Third Sector**

The Plunkett Foundation is working as a strategic partner with the Office of the Third Sector to promote the benefits and successes of social enterprises, in particular, rural social enterprises to Government and to the wider public.