



**Growth & Regeneration Scrutiny –
December 2025**

**Community Asset Transfer
in Kirklees**



Community Asset Transfer

Community Asset Transfer (CAT)

- the transfer of ownership and management of public land and buildings from the Council to a community organisation.
- assets are transferred at less than market value for local social, economic or environmental benefit.

The primary purpose of CATs in Kirklees:

- invest in our communities
- help our communities achieve their aspirations
- ensure assets and services remain available for the community



CATs in Kirklees

- The current CAT policy was reviewed and updated in September 2020 to reflect Council priorities and best practice
- Total of 27 CATs have been completed to date
- Civic Halls, Community Centres, Playing Fields, Parks and Open Spaces, Libraries, Village & Mechanics Halls



Community Asset Transfer Policy 2020

- Developed to support the Councils Corporate Vision, shared outcomes and current best practice.
- In consultation with elected Members, Community Organisations, Third Sector Teams, Third Sector Leaders, Legal Services, Corporate Landlord and Locality.
- Policy sets out a clear and transparent framework for the asset transfer process:
 - Why we transfer assets
 - What assets will be considered for transfer
 - Eligibility criteria
 - Conditions of the transfer
 - How transfers will be processed



Conditions of transfer

- Transfers are by long leasehold - default presumption will be to transfer all assets by the grant of a long leasehold of up to 125 years
- Freehold transfers will be considered, but only in exceptional circumstances e.g. Parish and Town Councils
- Long leaseholds gives applicants the security needed to satisfy grant funders whilst providing the Council with remedies in the event that circumstances change
- Establishes and ensures an ongoing relationship between groups and the Council



Conditions of transfer cont.

- Covenants included within the lease to ensure that the asset is predominantly restricted to community use
- A percentage of commercial use is permitted to support the business model
- Council reserve the right to use all or part of an asset where it is required to deliver a statutory function e.g. library/polling station
- Upon completion of the transfer, the organisation will be fully responsible for:
 - upkeep, repair and maintenance of the asset
 - all running costs and insurance
 - compliance with statutory inspections, health and safety and other relevant legislation.



Process and Indicative Timescales

Stage	Who is responsible	Indicative Timescale
1. Initiating a CAT application with an Expression of Interest (EOI)	Applicant	N/A (initiates CAT application)
2. Assessment of an Expression of Interest	Council Officers	4 weeks
3a. Full Application & Business Case (Composition)	Applicant	6-12 weeks (a longer period may be agreed dependent on the size and complexity of the asset)
3b. Full Application & Business Case (Assessment)	Council Officers	4 weeks
4. Cabinet Approval	Council Officers Cabinet	6 – 10 weeks
5. Finalising the terms of the Asset Transfer	Council Officers Applicant	6 – 8 weeks
6. Completion	Council Officers Applicant	12 weeks



Financial support for applicants

- Grant of up to £10,000 to cover professional fees, surveys etc, legal advice associated with the application – previously £5,000 maximum
- Applicants able to apply to the Council for a grant in order to fund urgent condition works or physical adaptations to the asset that will improve accessibility
- Match funding loan of up to £100,000, can be applied for retrospectively
- Revenue funding for building running costs (1st and 2nd year)



Additional support available to groups

- Internal support through Third Sector and Active Citizen teams
- External support commissioned through Locality, a national charity network with broad experience of asset transfers
- a critical friend for Kirklees and advice on current best practice
- support with the review of business models, capital project development, funding bids and procurement
- CAT Network meetings, workshops/bespoke training sessions for groups to develop knowledge and skills (as required)
- The overall aim is to support the delivery of successful and sustainable Community Asset Transfers within Kirklees



Live cases

Cases with cabinet approval and currently at legal completion stage:

- Honley Village Hall, Roundway, Honley
- Hudawi Centre, Great Northern Street, Huddersfield
- DRAM Centre, Ridgeway, Dalton Huddersfield

Cases currently on a flightpath to cabinet:

- Land to rear of Denby Dale Library, Wakefield Road, Denby Dale
- Longfield Avenue Recreation Ground, Longfield Avenue, Golcar



Thoughts and Learning

- A community led approach to CATs - transfers driven by community need rather than being asset led
- Recognition of the vital role that assets play in supporting our communities and opportunities
- Recognition that capacity and ability to take up CATs varies across the district
- The value of pre and post transfer support to ensure long term success and sustainability
- Ensuring the Councils policy and processes allows a flexible approach to CATs
- Prioritising transfers and investment through robust decision making



Challenges

- Council's economic circumstances
- Competing priorities for assets
- Managing expectations of community organisations/Council
- Capacity within the community
- Access to and availability of external funding
- Timescales – 18/24 months process