

Typical Property Asset Disposal Options

(for illustrative purposes only – please refer to SCC’s Policy for the Disposal of Property Assets for a more detailed explanation).

Typical Asset Disposal Options Summary			
Method →	Commercial	Discount/Concession	Community Asset Transfer
Typical Features ↓			
Cost of asset	Full Market Value	Reduced (“less than best consideration”)	Free/minimal
Terms	Sale or Lease on open market to highest bidder	Sale or lease to any “suitable” charitable organisation at discretionary reduced cost	Free Transfer or “peppercorn” lease to the “most suitable” voluntary/community sector organisation
Qualification	Available funds	Available funds, charitable status and suitable purpose	Applicant, activities and asset all meet CAT criteria. Activities must be financially sustainable in the long term
Constraints	None at point of sale	Potential restrictions on use and onward sale/sub letting	Strict conditions on use, quality of activities and restrictions on onward sale/sub letting
Future SCC involvement	None/minimal	None/minimal	Monitoring and evaluation of activities
Process	Via Estate Agents/ auctioneers	Via SCC Initial Expression of Interest Form	Initially via SCC Initial Expression of Interest Form; CAT process
Powers	Local Government Act (1972)	Local Government Act 1972 (General Disposal Consent 2003)	Localities Act (2012)

This table is not exhaustive: SCC will decide on the most appropriate method and terms, which may involve disposals to partner organisations via direct negotiation.