

COMMUNITY ASSET TRANSFER

Stage 1

Expression of Interest

Dumfries and Galloway Council is committed to Community Asset Transfer ('CAT') where that will bring benefits to our local communities. All Community Transfer Bodies (CTBs) wishing to apply for an asset through Dumfries & Galloway Council's Community Asset Transfer Procedure should complete this application form.

Completion of this form opens engagement with the Council and allows us to allocate support to your group via our local Ward Officers who work closely with local partners. When you express an interest we will provide you with a local point of contact and support and advice help you work your way through all aspects of the asset transfer process.

The formal asset transfer process can involve detailed business planning and it is important that groups receive good advice prior to this stage. Stage 1 is a pre application stage to allow groups to consider fully what is required in the business plan which forms the basis of the formal asset transfer request.

If your group wishes to apply for an asset through Dumfries & Galloway Council's CAT process, please complete this expression of interest form and send to the Community Development and Empowerment Manager (contact details below).

1. Please provide details of the organisation making the application

Name of Organisation: Maxwelltown Playcare

Address of Organisation:

Telephone Number:

Email Address:

2. Please provide your contact details

Your Name:

Contact Address:

Telephone Number:

Fax Number:

Email Address:

Position in the Organisation:

3. Structure of the Organisation

What type of
Organisation are you: Unincorporated association

Do you have a formal
Constitution, governance
Document or set of rules? Yes

4. What is the structure and purpose of your organisation?

How many people are involved in your organisation, i.e.:-

- Management Committee: Between 4 and 10 members
- Paid Full-Time Staff: 10+8
- Paid part-time staff: 4
- Volunteers: 1

When was the organisation established? 01/01/2000

What is the purpose and main activities of your Organisation?

We have been operating since January 2000 and are registered with the Scottish Care Inspectorate to provide day care for children between the ages of 12 weeks and 12 years of age. The service provides daycare, wrap around and out-of-school care from 7.30/8.00am to 5.30/6pm, weekdays, throughout the year. MaxPlay2 has been operating out of North West Resource Centre since 2008 providing the residents of Lincluden with childcare and education services. We have 82 children registered to attend over the course of the week.

The aim of the service is to: *"Provide high quality, affordable care and education for children in a safe and caring environment, enabling parents to return to work, training or study thus boosting their standards of living and assist families in need by providing respite care as resources permit."*

We operate out of 2 sites, namely:

- Maxwelltown Playcare is located on the Maxwelltown High School Campus in Lochside, Dumfries. Soon to be re-locating. We have ten staff members who work at this site.
- MaxPlay 2 is located at the North-West Resource Centre in Lincluden, Dumfries. We have eight staff members who work at this site.

We are a registered charity, registered with the Office of the Scottish Charity Regulator (OSCR). We have been registered with the Care Commission since 2000 and the Care Inspectorate since their introduction in 2011. Over the course of 5 Care Inspectorate inspections since 2009, we have been consistently rated as 5 (Very Good) for our Care and Support.

We are fully trained and all our staff are qualified, holding a minimum SVQ level 3 and SVQ 4 in Childcare and learning development skills and beyond.

Does your organisation have previous experience of managing an asset? If yes please provide detail:

Yes. Maxwelltown Playcare was originally an Adult Education creche, based in a Council building (Old Community Resource building located within the Maxwelltown High School grounds), the responsibility of which was transferred to the group in January 2000. The Management team have continued to lease the building along with a wing of the North West Resource Centre which was added in 2008 when the previous childcare group shut down. During this time we have been responsible for the upkeep and internal repairs of both buildings and have made significant improvements to meet the needs of our service users and inspection bodies (Care Inspectorate and Education Scotland, formerly HMIE) whilst enhancing the potential of the buildings. We have ensured that essential repairs and maintenance works have been carried out in a timely fashion to ensure the safety, security and preservation of the buildings.

5. Please tell us about the asset (building or land) you are interested in.

Name of Asset: North West Resource Centre

We are looking to lease the Childcare Wing that we currently occupy to the far side of the building + external garden space to the rear and side of the building to incorporate a larger section of grass to the side.

Address of Asset: College Road, Dumfries

Type of transfer you are interested in (Transfer of ownership or leasing). If leasing, what length of lease is required?

We would prefer a transfer of ownership but would also consider a long-term Lease. We would require a minimum lease of 10 years.

6. Please tell us, using no more than one side of A4 paper:-

A. What do you want the asset for?

Maxwelltown Playcare is looking to lease the identified rooms, external garden space to the rear and to the side to ensure the continued operation of childcare services provided by MaxPlay2.

The provision of high-quality childcare in Lincluden is critical to the community. This is especially so at this time when the Scottish Government has committed to increasing the early learning and childcare entitlement from 600 to 1,140 hours per year by 2020. This will continue to cover all 3 and 4 year old children, and eligible 2 year olds, the very age groups supported by Maxwelltown Playcare. See: <http://www.gov.scot/Topics/People/Young-People/early-years/ELCTrials>.

In order to meet this more effectively we have identified a number of changes and renovations that need to be carried out to the inside of the building including the need to add handwashing sinks into the play areas, enclose nappy changing, replace the kitchen and swap rooms around to ensure direct access to the outdoors. The cost of renovations will be significant, and the Management Committee need to know that the group can retain the building/service in the long term prior to committing to the cost of making these changes. And that we are secure incase the Council agree to transfer the ownership of the whole building which may have a negative effect on our service.

What benefits will this bring to the local community?

Benefits to the local community will be significant:

1. Childcare services will be retained for 82 children registered at MaxPlay2;
2. Employment of 8 staff members from the local community will be retained;
3. The premises will provide Maxwelltown Playcare with a suitable base from which to engage with D&G Council about how to fulfill its local plans to meet the Scottish Government commitment to increasing the early learning and childcare entitlement from 600 to 1,140 hours per year by 2020;
4. Providing a long-term lease to Maxwelltown Playcare would provide a further 'anchor' tenant for the facility alongside the existing. This is a key consideration for any plans that the Council may have to transfer the ownership of the whole building to a Community Trust/other community body. Having a number of anchor tenants already in place with long-term leases will significantly strengthen the business planning case for any subsequent community body.