

Investing in community buildings

Locality, with The Muath Trust



locality
the power of community

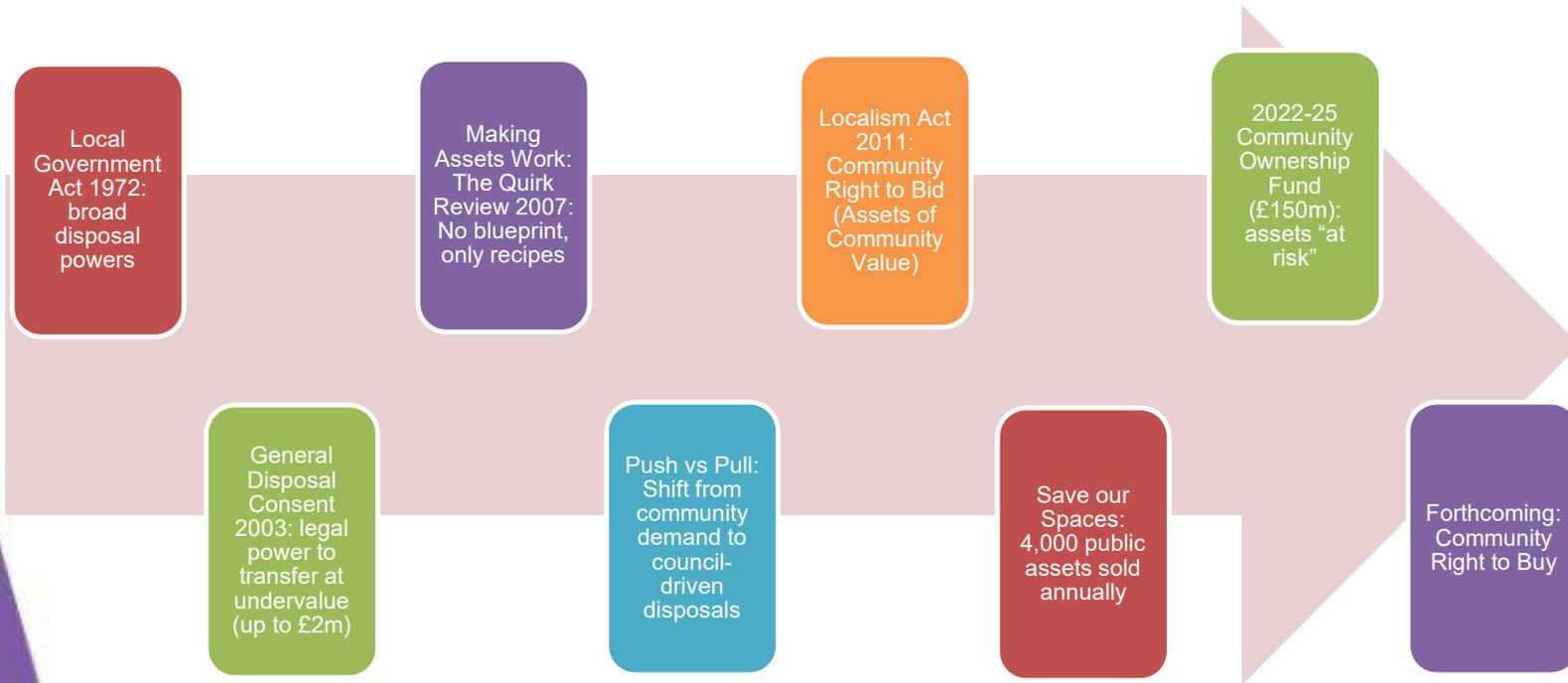


**We believe in the power of
community to create a
fairer society.**

Why community buildings matter

Community Wealth Building	community anchors, circulating wealth locally
Investing in the voluntary sector	strengthens community organisations, reducing dependency on grants
Routes to community-led service delivery	co-produce services with communities, co-location and “hubs”
Pride in place	visible regeneration and civic pride
Resilience against future shocks	pandemic lessons, emergency response
Unlocking external investment	funding streams councils can't access, community shares, crowdfunding, social investment

Policy Timeline



Truth or Myth

Communities lack skills or interest.

Assets will be “captured” by one group

It’s too politically sensitive

It means freehold only

It’s a financial liability for groups.

It’s a financial risk for councils

It’s just about saving old buildings

Myths

Many groups have strong governance and entrepreneurial capacity. Support is available.

Legal structures (CIO, CIC, asset locks) prevent private benefit.

Precedents demonstrate that community ownership enhances the council's reputation and fosters community trust.

Typically, it’s a long lease, although length is important for funding (funders need 25+ years).

Yes, if there isn’t a viable plan, but it can be a springboard for long-term success.

CAT reduces maintenance liabilities and unlocks social value.

It’s about creating vibrant, multi-use space for future needs, including new build, housing and much more.

Strategic issues and opportunities

Risks:

- Perceived loss of control
- Capacity gaps
- Technical hurdles (TUPE, procurement)
- “Hands tied” deals - setting groups up to fail

Reward:

- Civil society and local government are two sides of the same coin
- Leveraging external investment and charitable funding
- Visible regeneration
- Economic impact
- Volunteering

Cost of doing nothing:

- Blight from empty buildings
- Lost social value
- Increased maintenance liabilities

A brief Example of Investing in Community Buildings



Practical Solutions for Councils

Develop a clear asset strategy

Publish a surplus assets list

Standardise key processes

Offer long-term security

Provide aftercare and ongoing support

Stages and roles



Lessons

- Leadership from the top of the council
- Start with community *need*, not just saving a building
- Secure long-term tenure for viability
- Blend income streams (enterprise + grants)
- Build governance capacity early
- Use phased development to manage risk



THE MUATH TRUST

Serving the Community











Trust Quality Care

Rosemary Lodge Care Home

Domiciliary Care



Residential &
Commercial

Rental properties



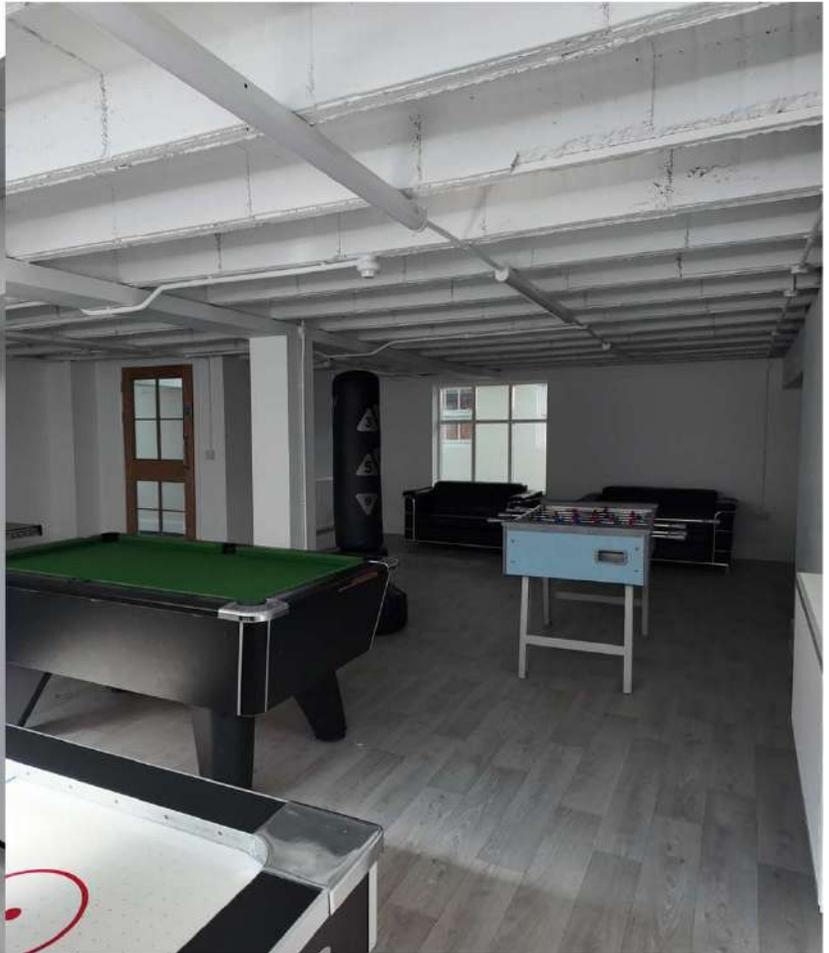


Community Ownership Fund
The Base Youth Centre

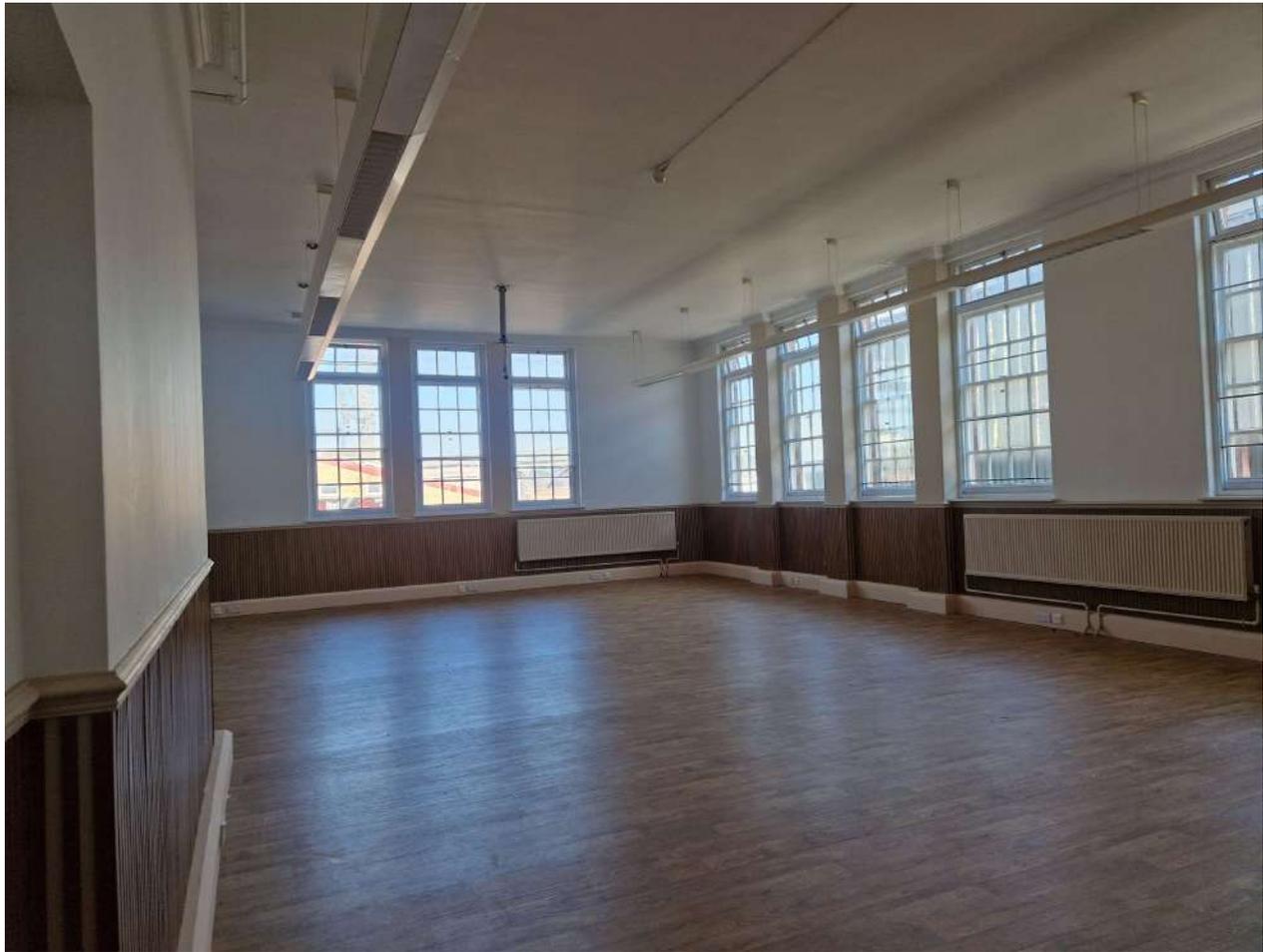


















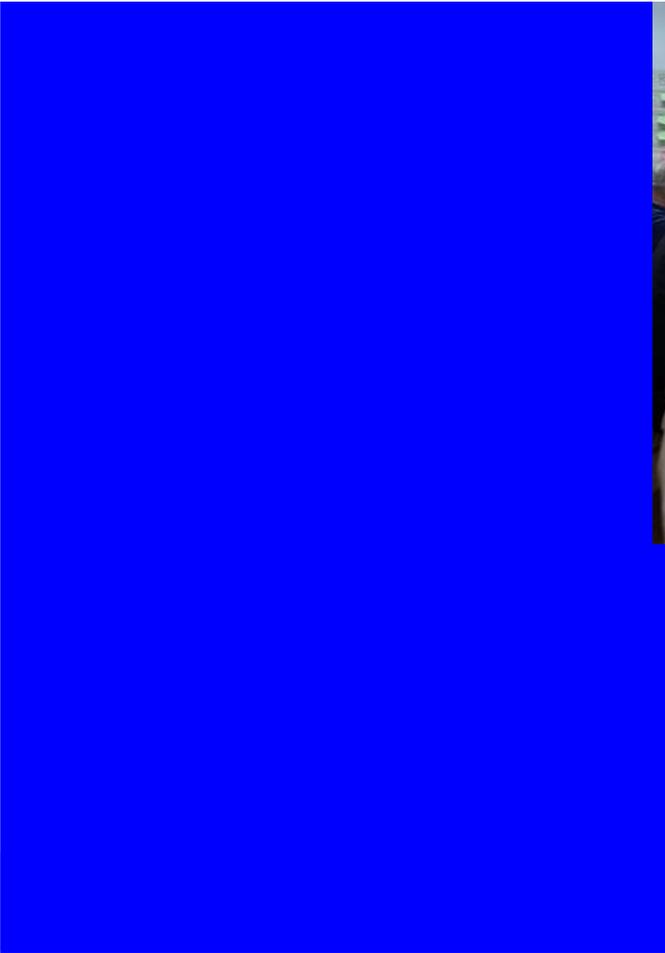














“The briefing gave me new insights and made me feel more connected to our community’s goals. It was inspiring to see so many voices coming together for positive change.”

“Just to keep all local people and organisations connected in this process and make it impactful for the people living within the area. Focus on organisations that have already been built into the community for generations”



THANK YOU





Connect

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Social Media

