

Harlow Hall, Norbury

Community Asset Transfer Case Study



Last year, the council met the trustees of the Norbury Darby and Joan Club who look after Harlow Hall in Stanford Rd, Norbury. They have done a great job of managing this building for many years with special mention to the chair, Muriel Johnson, who has given a huge amount of time and effort to support not just her group but many others too. Whilst the Darby and Joan Club still wished to hire the hall for their regular whist group, they felt the time was right to handover the responsibility of managing the hall to another group.

In line with our policy on allocation of premises to the voluntary, community and faith sector (VCFS) and considering the limited development opportunities of this site, we decided to offer the building as a Community Asset Transfer (CAT). Typically, this is a 25 year lease at less than market value, but the organisation taking it on also takes on responsibility for internal and external maintenance and all the statutory safety checks.

In March 2023, the opportunity was marketed and we invited VCFS groups to apply. We had a great response with 24 Expressions of Interest received. The standard was really high and meant that some good bids, which on another day might have been strong enough to warrant an interview, were not successful. We shortlisted 4 groups and invited them to submit a full business plan and attend an interview.

The successful group were the '3H Harlow Hall Hub'. A charity created by a collective of professionals who are passionate about serving the community and are all members of the church, who have been hiring parts of the building for many years.

The group have now taken on the day to day running of the hall, and on the 18th Nov 2022, held an open day to introduce themselves and to let the community know what their plans are.



3H
HARLOW HALL HUB

PLEASE JOIN US THIS
OPEN DAY

FRIDAY 18TH NOVEMBER 2022
10AM-12PM 1ST SECTION 2PM-4PM 2ND SECTION

**Your Community
Centre at Heart**

Awarding this type of lease means the hall will benefit from significant investment. Not just from the charity itself, but also, and this is one of the key benefits of a CAT, from the ability to bid for and hopefully secure external funding to improve the fabric of the building enabling it to continue serving the local community for many years to come.