

**WILTSHIRE COUNCIL**

**DEVIZES AREA BOARD**

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**COMMUNITY ASSET TRANSFER**

**The Nursteed Centre, Southbroom Road, Devizes**

**Executive Summary**

This report deals with an application for the transfer of the Nursteed Centre, Southbroom Road, Devizes to be transferred to Devizes & District Association for the Disabled in accordance with Wiltshire Council's Community Asset Transfer Policy.

**Proposal**

The Area Board is asked to consider an application submitted by Devizes & District Association for the Disabled for the transfer of the Nursteed Centre, Southbroom Road, Devizes. The applicants' proposal is set out at Appendix 2.

**Reasons For Proposal**

This proposal supports and implements Wiltshire Council's Community Asset Transfer Policy.

**Recommendation**

To approve the transfer of the land shown edged red on the plan at Appendix 1 to Devizes & District Association for the Disabled by way of a 125 year lease and suitable legal documentation to provide for appropriate parking rights within the land shown edged blue on the plan.

**Graeme Morrison**

Devizes Community Engagement Manager

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#### **COMMUNITY ASSET TRANSFER**

##### **The Nursteed Centre, Southbroom Road, Devizes**

#### **Purpose of Report**

1. The Area Board is asked to consider an application submitted by Devizes & District Association for the Disabled (DDAD) for the transfer of the Nursteed Centre, Southbroom Road, Devizes (see plan attached at Appendix 1). The applicants' proposal is set out at Appendix 2.

#### **Background**

2. The property was originally a central kitchen providing meals to schools in Devizes. It closed over 30 years ago and has been leased by DDAD since then.
3. Wiltshire Council is supporting the principle of the transfer of community assets in order to empower and strengthen local communities. The Council believes that transferring appropriate public assets to communities leads to more responsive services that better meet local people's priorities.
4. Transfer of an asset can also provide the opportunity to lever more resources into a community and provide a more accessible and responsive base from which to deliver local services.
5. A community group or organisation can benefit from greater financial stability and build confidence through having ownership (or long term security through a lease) of a physical asset. This financial sustainability can help the organisation become less dependent on grants, provide security for further borrowing and opportunities for further growth.
6. Typically, organisations that would be considered appropriate are Voluntary and Community Groups/Associations, Town or Parish Councils, Trusts or Charities, or Social Enterprise Groups.

#### **The application before the Area Board**

7. The application from DDAD is attached at Appendix 2 and relates to the transfer of the Nursteed Centre, Southbroom Road, Devizes to remain in its current use.

8. The application was submitted in accordance with the Council's application process and meets the requirements for consideration by the Area Board.
9. The Community Engagement Manager has consulted with Strategic Asset & Facilities Management (SAFM). Local consultation has been undertaken by the applicant in accordance with the application checklist and the outcome of the consultation is included within the application. Cllr Peter Evans, the local member, has been apprised.

### **The views of Council officers**

10. On behalf of the Council, SAFM (who have overall responsibility for the Council's estates and property) have provided the following observations to the Area Board.
  - 10.1 The area applied for includes land which is not in Wiltshire Council ownership. This land will not be included in the transfer.
  - 10.2 The current (2002) lease contains a right to park in a car park which includes the area edged blue on the plan. Part of this car park has been used for the construction of Bradbury Manor. Parking within this area will need to be dealt with by a separate document which enables Wiltshire Council to terminate the arrangement if required. The nature of this arrangement will be determined by SAFM in conjunction with the Council's legal department.
  - 10.3 As the applicant is a charity the land will be transferred by a 125 year lease. This will include a restriction on use of the land to community purposes.
  - 10.4 Wiltshire Council will forego a rent of £1,500 per year. DDAD is responsible for all outgoings and repairs under the terms of the current lease.

### **Recommendation**

11. To approve the transfer of the land shown edged red on the plan at Appendix 1 to Devizes & District Association for the Disabled by way of a 125 year lease and suitable legal documentation to provide for appropriate parking rights within the land shown edged blue on the plan.

**Graeme Morrison**  
Devizes Community Engagement Manager

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