

PEWSEY AREA BOARD
12 MARCH 2012

COMMUNITY ASSET TRANSFER

Land in Upper Playing Field, Upavon

Executive Summary

This report deals with an application for the transfer of land within the Upper Playing Field, Upavon to Upavon Parish Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider a transfer of land at the Upper Playing Field, Upavon to Upavon Parish Council.

Reasons For Proposal

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

Recommendation

To approve the transfer.

Caroline Brailey
Pewsey Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider the transfer of land in the Upper Playing Field, Upavon (see plan attached at Appendix 1).

Background

2. 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.
3. 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.
4. 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.
5. 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 proposal before the Area Board

6. There is a proposal to dedicate the Upper Playing Field as a Queen Elizabeth II field. If adopted, this will place the field in a charitable trust. In order to avoid potential complication due to the fact that part of the field is owned by Wiltshire Council, it was prudent to give Upavon Parish Council the opportunity to consider whether to take a transfer of the freehold interest in the land prior to the dedication. Upavon Parish Council may or may not wish to dedicate this as a Queen Elizabeth II Field once the transfer has taken place. The most appropriate basis for such a transfer would be on the terms set out in Wiltshire Council's community asset transfer policy.

7. The proposal meets the requirements for consideration by the Area Board.
8. The Community Area Manager has consulted with Strategic Property Services, who have undertaken appropriate consultation with service departments across the Council. Cllr Hall, the local member, has been apprised.

The views of Council officers

9. On behalf of the Council, Strategic Property Services (who have overall responsibility for the Council's estates and property) has provided the following observations to the Area Board.
 - 9.1 Upavon Parish Council holds the land on a licence from October 1947.
 - 9.2 There is an easement for the adjoining school's drain to cross the land.
 - 9.3 The land is to be transferred on the standard basis. This is that there will be a covenant restricting use of the land to community purposes. If the land should cease to be used for this purpose it will revert to Wiltshire Council.
 - 9.4 The land has no value other than as amenity land and Upavon Parish Council has maintained it in accordance with the licence terms. Therefore, there are no financial implications.

Recommendation

10. To approve the transfer.

Caroline Brailey
Pewsey Community Area Manager
