

SOUTHERN WILTSHIRE AREA BOARD
29 NOVEMBER 2012

COMMUNITY ASSET TRANSFER

A Parcels of Land at Morgan's Vale

Executive Summary

This report deals with an application for the transfer of land at The Close, Morgan's Vale to be transferred to Redlynch Parish Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider applications submitted by Redlynch Parish Council for the transfer of land at The Close, Morgan's Vale. 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.

Tom Bray
Southern Wiltshire Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider applications submitted by Redlynch Parish Council for the transfer of land at The Close, Morgan's Vale (see plan attached at Appendix 1). The applicants' proposal is set out at Appendix 2.

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 applications before the Area Board

6. The application from Redlynch Parish Council is attached at Appendix 2 and relates to the transfer of land at The Close, Morgan's Vale for amenity and recreation purposes.
7. The application was submitted in accordance with the Council's application process and 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. Local consultation has been undertaken by the applicant in accordance with the application checklist and the outcome of the consultation is included within the applications. Cllr Randall, 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 There is an electricity sub station on land which is adjacent to the area to be transferred. Rights to enable Scottish and Southern Electric to gain access to this will be reserved out of the sale.
 - 9.2 The Close is a private road owned by Wiltshire Council. All necessary rights of access over The Close to allow the land to be used for community purposes will be granted.
 - 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 is steeply sloping and has no value other than as amenity land. Redlynch Parish Council will maintain it. Therefore, financial implications are that the cost of maintaining the land will be taken over by Redlynch Parish Council.
 - 9.5 The land is to be subject to rights for services to and from the surrounding houses to cross the land.
 - 9.6 Once the land has been transferred, the Parish Council must carry out detailed community consultation with residents regarding the future community use of the land.

Recommendation

10. To approve the transfer.

Tom Bray
Southern Wiltshire Community Area Manager
John Price
Senior Estates Officer
