

**BRADFORD ON AVON AREA BOARD
12 MARCH 2014**

COMMUNITY ASSET TRANSFER

Land adjoining Tithe Barn, Bradford on Avon

Executive Summary

This report deals with an application for the transfer of land adjoining the Tithe Barn, Bradford on Avon to be transferred to Bradford on Avon Preservation Trust in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Bradford on Avon Preservation Trust for the transfer of land adjoining the Tithe Barn, Bradford on Avon. 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 subject to the matters referred to in paragraph 9 of the report.

Peter Dunford
Community Area Manager for Bradford on Avon

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Bradford on Avon Preservation Trust for the transfer of land adjoining the Tithe Barn, Bradford on Avon (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 application before the Area Board

6. The application from Bradford on Avon Preservation Trust is attached at Appendix 2 and relates to the transfer of land adjoining the Tithe Barn, Bradford on Avon.
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 application. Cllr Ian Thorn, the local member, has been appraised.

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 The land forms the access to the Tithe Barn and Barton Farm Country Park from the car park to the north of Nursery Field. Wiltshire Council will reserve all necessary rights to allow continued access to the country park.
 - 9.2 The land is currently leased by Bradford on Avon Preservation Trust at a peppercorn rent but it would make sense to transfer ownership in this case.
 - 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 Bradford on Avon Preservation Trust already maintains it in accordance with the terms of the lease. Therefore, there are no financial implications.

Recommendation

10. To approve the transfer subject to the matters referred to in paragraph 9 above.

Peter Dunford

Community Area Manager for Bradford on Avon
