

SALISBURY AREA BOARD

COMMUNITY ASSET TRANSFER

Salisbury Weightlifting Club, New Zealand Avenue, Salisbury

Executive Summary

This report deals with an application for the transfer of the building at New Zealand Avenue, Salisbury, used by Salisbury Weightlifting Club to be transferred to Salisbury Weightlifting Club in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Salisbury Weightlifting Club for the transfer of the building at New Zealand Avenue, Salisbury, currently used by the club. 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.

Steve Milton
Salisbury Community Area Manager

SALISBURY AREA BOARD
DATE TBC

COMMUNITY ASSET TRANSFER

Salisbury Weightlifting Club, New Zealand Avenue, Salisbury

Purpose of Report

1. The Area Board is asked to consider an application submitted by Salisbury Weightlifting Club for the transfer of the building currently used by the club at New Zealand Avenue, Salisbury (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 Salisbury Weightlifting Club is attached at Appendix 2 and relates to the transfer of the building at New Zealand Avenue, Salisbury which the club currently occupies.
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 Walsh, 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 The property has been used by the club on an informal arrangement for many years.
 - 9.2 The Solicitor to the Council has reviewed the club's terms of reference for the committee, and has concluded that Salisbury Weightlifting Club as presently constituted does not have legal standing to own an interest in the land. A suitable community organisation which does have the ability to own an interest in land will need to be formed before the transfer can take place.
 - 9.3 Wiltshire Council will lose any payments made by the club for the use of the property but this loss will be offset by the club being responsible for all costs in the future.

Recommendation

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

Steve Milton
Salisbury Community Area Manager
