

Former Priestley Youth Centre, Calne

“This statement has been prepared by the Strategic Assets & Facilities Management team of the council and is made in Wiltshire Council’s role as landowner. In this capacity it has different roles and duties to comply with compared to its role as local planning authority.”

Background

The property was included in Wiltshire Council’s property asset review in 2014 when the Council moved to a new model for youth services provision. In July 2015 the site was declared surplus to operational requirements by Cabinet Capital Assets Committee.

The Cabinet Capital Assets Committee was a committee of the Cabinet of Wiltshire Council; consisting of the leader of the council together with four appropriate members of Cabinet, appointed to the Committee by the leader of the council. The Cabinet Capital Assets Committee carried out within the council’s policy and budget framework all executive functions of Cabinet in respect of the management of the Council’s capital assets, whether by law or under the constitution, without rescinding any delegations existing elsewhere in the council. This Committee has now been merged with Cabinet and no longer exists

The Council’s resolution to dispose of the asset gives rise to an expectation that a capital receipt will be generated from the disposal; be it long lease or freehold.

Asset transfers to Town and Parish Councils are currently on hold pending a redefinition of the policy for service and asset devolution policy. Community Asset Transfers (CATs) to community groups are still being considered; however any application for this site would be considered as a Category 1 application (as defined by the policy) and the existing authority to dispose of this asset would be a material consideration. Further details of the current CAT policy can be found in the 26th July 2011 Cabinet minutes.

Marketing

The property and field are now being advertised for disposal by retained Agents, Lambert Smith Hampton. The emphasis of the marketing is for a sale for continued community use, which satisfied existing planning policy. The Agents have been instructed to document all expressions of interest. A guide price has not been advertised however offers from community organisations will be considered where they are supported by a credible business plan which demonstrates funding and long term viability for the proposed community use.

The property is being widely advertised initially through mailshot, marketing board, social media and the internet. All enquiries regarding the property should be routed through LSH.

The Council is obliged, via legislation (Section 123 of the Local Government Act), to obtain best consideration for the disposal of all assets and if a disposal for community use appears unviable it may seek alternative uses for the site to ensure it meets this legislative obligation.

Strategic Assets & Facilities Management
People and Business Services
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