

WESTBURY AREA BOARD
13 DECEMBER

Lease to Westbury Community Project CIO.

**Westbury, Grant of lease of Westbury Youth Development Centre to
Westbury Community Project**

Executive Summary

Westbury Community Project CIO (Charity number 1176867) - was established to address significant local disadvantage in Westbury, particularly in the Oldfield Park area, and to provide a community space for residents to meet, to participate in activities and make use of the facilities on offer. There are intentions to secure the provision for adult learning, social welfare activities, employment support, leisure opportunities, all supported by a strong programme of community development.

It is proposed that an Area Board decision is made to grant a lease of the building and surrounding land for 125 years to the organisation.

Proposal

That an Area Board decision be made to grant a 125 year contracted out lease of Westbury Youth Development Centre to Westbury Community Project CIO.

Reasons For Proposal

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

Recommendation

For the Board to agree the decision and approve the grant of a 125 year contracted out lease of Westbury Youth Development Centre to Westbury Community Project CIO.

Liam Cripps
Westbury Community Engagement Manager

Grant of lease

Westbury, grant of lease of Westbury Youth Development Centre

Purpose of Report

1. The Area Board is asked to note the proposed grant of a 125 year lease of Westbury Youth Development Centre to Westbury Community Project CIO at a peppercorn rent.

Background

1. The Youth Development Centre in Westbury currently sits empty following the restructuring of youth services and a move to a community led model some years ago. There is desire within the community to reopen the building and provide a number of much needed services in order to tackle local issues.
2. Westbury Community Project CIO have applied to take a Community Asset Transfer (CAT) of this building and the accompanying outside space.
3. It is proposed that Westbury Community Project CIO be offered a 125 year lease on a peppercorn rent.
4. The Community Engagement Manager has consulted with Strategic Property Services, who have undertaken appropriate consultation with service departments across the Council. Cllr Thomson, Cabinet Member for the campus programme, has been apprised.

The views of Council officers

5. On behalf of the Council, Strategic Assets & Facilities Management (who have overall responsibility for the Council's estates and property) has provided the following observations to the Area Board.
6. Early concerns surrounding the original business case and underestimating the costs and requirements for running the building itself have now been satisfied and the group have been provided with a fully detailed and costed breakdown of all of the statutory and regulatory activity that will be required to run the building, along with forecasts of all the other likely operating costs.

Recommendation

7. To agree the proposal of a 125 year contracted out lease of the land to Westbury Community Project CIO on full repairing and insuring terms at a peppercorn rent.

Liam Cripps

Westbury Community Engagement Manager
