

COMMUNITY ASSET TRANSFER

NETHERHAMPTON PITCHES AND PAVILION

Executive Summary

This report deals with an application for the transfer of the management, control and maintenance of Netherhampton Pitches and Pavilion from Wiltshire Council to the two long-term tenants of the site, namely The Wheatsheaf Cabin Crew RFC and Salisbury FC Youth, in accordance with Wiltshire Council's Asset Transfer Policy. The two tenants are forming a new joint organisation to be known as Netherhampton Sports Association.

Proposal

The Area Board is asked to consider an application submitted by The Wheatsheaf Cabin Crew RFC and Salisbury FC Youth (soon to be known as Netherhampton Sports Association) for the transfer of the management, control and maintenance, of Netherhampton Pitches and Pavilion they currently use under a hire agreement. The applicants' proposal is set out in Appendix 2.

Reasons For Proposal

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

Recommendation

To approve the leasehold transfer subject to the matters referred to in paragraph 17 of the report.

Karen Linaker

Strategic Engagement and Partnership Manager

COMMUNITY ASSET TRANSFER

NETHERHAMPTON PITCHES AND PAVILION

Purpose of Report

1. The Area Board is asked to consider an application submitted by The Wheatsheaf Cabin Crew RFC and Salisbury FC Youth for the transfer of the management, control and maintenance of Netherhampton Pitches and Pavilion (see plan attached at Appendix 1). The two tenants are forming a new joint organisation to be known as Netherhampton Sports Association. The applicants' proposal is set out at Appendix 2.

Background

2. Wiltshire Council is supporting the principle of the transfer of community assets 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 in this case 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, Social Enterprise Groups, or Community Amateur Sports Associations.
6. The application from The Wheatsheaf Cabin Crew RFC and Salisbury FC Youth is attached at Appendix 2 and relates to the transfer of the management, control and maintenance of Netherhampton Pitches and Pavilion
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 Strategic Engagement and Partnership Manager has consulted with Wiltshire Council's Strategic Estates team and officers in Leisure Services, which is the legal owner of the site, 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 (appendix 3). The local member has been apprised.

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Main Considerations from Strategic Estates and the Leisure Service

9. Only transfers to town and parish councils are made by freehold transfers. All others are by leasehold transfers with a maximum term of 125 years. In this case the two community sports clubs (soon to be one Netherhampton Sports Association) have requested a lease for a term of 25 years.
10. The site is Netherhampton Pavilion & Sports Pitches, Salisbury Road, Netherhampton, Salisbury, SP2 8RH. The site measures approximately 6.3 Hectares and is accessed off the A3094 via an entrance which is shared with the Salisbury Livestock Market which is also owned by Wiltshire Council. The sports clubs will benefit from a reserved right of pedestrian and vehicular access through the Salisbury Livestock Market and this will be shared with the occupiers and users of the Market. No additional rights will be granted in relation to the Livestock Market Site and the sports clubs will continue to accommodate their own car parking requirements within the sportsfield site.
11. As this is a 25 year lease at no rent or premium, the clubs will be responsible for all repairs, outgoing and costs relating to the site and building, including responsibility for boundaries and will be required to pay a fair proportion of the cost of maintaining the aforementioned shared accessway
12. The existing use of the site by the sports clubs is via a hire agreement administered by the council's Streetscene Team. This will be rescinded once the new lease is in place.
13. This Community Asset Transfer and lease arrangement needs to be followed to safeguard community access to a building that is currently unsuitable for use due to disrepair. This in turn will safeguard the two clubs involved, will give them greater control over the future of the site and enable them to grow, ensuring greater community benefit.
14. The Community Asset Transfer and lease arrangement is positive for Wiltshire Council from a business perspective and is the preferred approach of Strategic Assets and Facilities Management Service (SAFM). This approach will enable investment by SAFM to bring the building back in to use, with responsibility for annual revenue costs transferring to the clubs from the council.
15. Note that the grant of the lease may trigger the need for a public open space notice to be published in the local newspaper (at the cost of the clubs) prior to completion with any objections received by the council to be considered.
16. On 14th March 2023 the Council's Asset Gateway and Capital Programme Board agreed the following relevant factors:
 - Leisure to approach and engage the main clubs using the facility to discuss entering into a lease of the facility, on full repairing terms.
 - The Wiltshire Football Association (FA) and the Rugby Football Union (RFU) are engaged with a view of advising the clubs to secure their long-term future and ability to plan accordingly.

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- Before any lease starts the site would be made good, with investment made after a contractual obligation is entered in to.

Recommendation

17. To approve the leasehold transfer subject to:

- a) Compliance with the recommendations of the Asset Gateway & Capital Programme Board meeting of 14th March 2023.
- b) Agreement of lease terms (based on the council's standard CAT transfer lease precedent)

Karen Linaker, Strategic Engagement and Partnership Manager

Supporting Documents:

- Appendix 1 – Plan
- Appendix 2 - Application
- Appendix 3 – Letters of Support:
 - 3a – Netherhampton Parish Council Letter of Support
 - 3b – RFU Letter of Support
 - 3c – ARC support email
 - 3d – WCFA letter of support
 - 3e – School letter of support (to follow)