

Form CAT01 - Application for the transfer of a Council asset

Your details

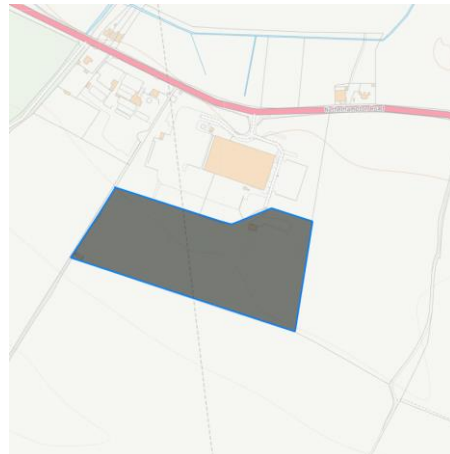
Your Organisation	<i>Wheatsheaf Cabin Crew RFC & Salisbury FC Youth Forming The Netherhampton Sports Association</i>
Contact name	<i>James Repper & Paul Corfield</i>
Position held	<i>Facilities Manager Wheatsheaf CC/Chairman Salisbury FC Youth</i>

Your proposal

Details of asset

Please include exact location, address, postcode, size, boundaries, access points and a map if possible

The site is Netherhaption Pavillion & Sports Pitches, Salisbury Road, Netherhampton, Salisbury, SP2 8RH. The site measures approximately 6.3 Hectares and is accessed off the A3094 via a shared access through the Salisbury Cattle Market.



Summary of proposal

Why do you want the asset and how will this benefit the local community?

The proposal is to transfer the management, control and maintenance of the site from Wiltshire Council to the two long-term tenants of the site namely The Wheatsheaf Cabin Crew Rfc and Salisbury FC Youth. The two clubs propose to form a dual hub/sports association to take on a 25 year lease, on full repairing terms on a peppercorn rent. The facilities will be made good by the Council before handover. The benefit to the community is that the site will be brought back into full use. Currently, the pavilion is condemned due to boiler failure and internal ceiling collapse. The ongoing maintenance of the site will then fall to the clubs removing the financial burden of the site falling to Wiltshire Council allowing monies to be used elsewhere within the county. The site is an identified priority for the improvement of grass pitches within the Football Associations, Local Football Facilities Plan (LFFP) for Wiltshire. Within the current Wiltshire Playing Pitch Strategy (PPS) the site is listed as a key local grass pitch, with the expectation it will become a priority within the new Wiltshire PPS for 2024. The site helps meet the current strategic need for football/rugby and this strain on infrastructure will increase with predicted future housing growth.

Community use

Please explain how the asset will be used
(Please refer to questions 5-8 in the checklist - CAT02)

The use of the site will continue in the same vein. The Wheatsheaf Cabin Crew will use the site to host their home rugby matches within the Dorset and Wiltshire Leagues alongside training and Salisbury City FC Youth will continue to train and play matches accordingly (23 youth teams). As has been the case in the past other sporting groups will be able to approach the management committee to request permission to use the site should the wish to. The aim is to make the site easily available for community groups to access and benefit from the use of the site for the long term.

Suitability for purpose

Please explain why this asset is suitable for the intended purpose
(Please refer to questions 5-8 in the checklist - CAT02)

The site was purpose-built for this purpose and the application only seeks to change the management of the site, not its use. The 25 year lease will give us security of tenure to be able to plan as clubs and access funding opportunities to grow our sports locally increasing participation in physical activity and associated health benefits.

Community support and consultation

Please set out who you have consulted about your proposal and how you have addressed any concerns raised
(please refer to questions 9-14 in the checklist - CAT02)

The clubs which use the site have been consulted heavily and strongly desire to remain in situ. The local parish council has been approached as have three local councillors with links to the site. At this point, there have been no issues raised. The local school headteacher has been approached and is providing a letter of support. Many local children are active members of the football club, training and playing grassroots football. The local parish council have provided a letter of support for the proposed lease and the security that it provides for the long term use of the site.

Legal issues

Please set out how you will address any legal, planning, insurance and health and safety matters associated with the asset (please refer to questions 15-18 in the checklist - CAT02)

Both Clubs are affiliated with the national governing bodies that organise their respective sports and have access to insurance policies covering third-party liability and personal. The clubs have been responsible for their own health and safety procedures throughout their previous use of the site as per the requirements of their affiliations. A joint committee (Sports Association) will be created to manage the site, its creation will be scrutinized by both clubs legal representatives to ensure correct procedure and future legal matters will be addressed as and when required.

Financial matters

How will you fund future running costs, repairs and maintenance?
(please refer to questions 19-23 in the checklist - CAT02)

Both clubs charge their members subs to be involved in the sports, these fees are for the running of the clubs and will be invested into the running of the site. Any fees raised from third-party users will be re-invested into the site. Applications for grants will be made to our Sports National Governing Bodies (NGBs), the FA and the RFU as well as potential monies available from S106 agreements from future housing developments. The new sports association will also look at other fund raising opportunities as required.

Future management

How will you manage the asset and ensure that it continues to contribute to the well-being of the local community in the future? (please refer to questions 24-27 in the checklist - CAT02)

A joint committee (Sports Association) will be created between both rugby and football clubs to run the site as a hub club allowing their sports to continue. We have engaged the Wiltshire Football Association (FA) and the Rugby Football Union (RFU) who are advising us on management models and the set up of an umbrella Sports Association.

The committee will also confirm the use/availability of the site to other enquiring users like the volleyball club that used the site some summers or local schools which may wish to use the space. Salisbury Rugby Club has in the past requested the use of the facilities when they have been overwhelmed at their site. This will all be managed by a volunteer committee sourced from the respective clubs.

DECLARATION

We confirm that the details included in this application are correct

Signed:



Name (please print): James Repper

Paul Corfield

Date: 27/06/23

22/07/23

Form CAT02

Application for the transfer of a Council asset

CHECKLIST

	Question	Yes	No	Note
Community use	1. Is the asset to be provided for a public purpose?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets for private or commercial use</i>
	2. Will the asset be hired or used by third parties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>
	3. Will your organisation supervise use of the asset?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application should explain how use will be supervised</i>
	4. Will the public have access to the asset?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should set out how your liabilities will be covered</i>

	Question	Yes	No	Note
Is the asset fit for proposed use?	5. Is it big enough?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets that are unsuitable</i>
	6. Is it in the right location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets that increase unnecessary car use</i>
	7. Is it safe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets that are unsafe</i>
	8. Does it have utilities? <i>(Water, electricity, drainage, etc.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no'- your application should explain if they are needed</i>

	Question	Yes	No	Note
Community Support and consultation	9. Have you consulted nearby residents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	10. Have you consulted adjoining owners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	11. Have you consulted others affected by the proposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	12. Have you consulted the local Wiltshire Councillor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	13. Have you consulted the local Parish Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	14. Is there community support for the change of use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - consider carefully whether you wish to proceed with your application</i>

Legal

Question	Yes	No	Note
15. Are there any covenants or other legal constraints?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If 'yes' your application should explain implications</i>
16. Does the proposed use require planning consent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If 'yes' your application should explain implications</i>
17. Have you considered insurance cover?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application must explain implications</i>
18. Have you assessed health and safety liabilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Your application must explain how you will deal with risks and liabilities</i>

Finance

Question	Yes	No	Note
19. Can you meet all capital maintenance costs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application should explain how funding will be provided</i>
20. Can you meet all day-to-day running costs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application should explain how funding will be provided</i>
21. Will you use the asset to generate income?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should provide further details</i>
22. Will any third party be assisting with the costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If 'yes' your application should provide further details</i>
23. Do you have any contingency funds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application should set out how you will deal with contingencies</i>

Management

Question	Yes	No	Note
24. Will you manage the asset?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application should set out who will manage the asset.</i>
25. Will a management committee be set up?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>
26. Will users of the asset be involved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>
27. Will someone be employed to manage the asset?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>