

COMMUNITY ASSET TRANSFER

MELKSHAM CRICKET CLUB

Executive Summary

This report deals with an application for the transfer of the land currently leased by Melksham Cricket Club located at the rear of the Melksham Community Campus, to Melksham Cricket Club in accordance with Wiltshire Council's Asset Transfer Policy

Proposal

The Area Board is asked to consider an application submitted by Melksham Cricket Club for the transfer of the land they currently lease. 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 transfer subject to the matters referred to in paragraph 9 of the report.

Richard Rogers

Strategic Engagement and Partnership Manager

COMMUNITY ASSET TRANSFER

MELKSHAM CRICKET CLUB

Purpose of Report

1. The Area Board is asked to consider an application submitted by Melksham Cricket Club for the transfer of the former depot at Lower Wharf, Devizes (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 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 Melksham Cricket Club is attached at Appendix 2 and relates to the transfer of part of the land at the rear of the Melksham Community Campus.

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 the Campus Team and 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. The local member has been apprised.

The views of Council officers

9. Only transfers to town and parish councils are made by freehold transfers. All others are by 125 year leases. As this application is from a sports club a 125 year lease will be granted.

Access to the property is over the Melksham House/Campus site. Appropriate rights will be granted over such route as may be agreed. The council needs to retain flexibility to amend the access route in the future.

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10. No parking rights will be granted. This is a town centre site with access to public car parking.

11. As this is a 125 year lease at no rent or premium the club will be responsible for all repairs and outgoings, including responsibility for boundaries.

12. The existing lease is due to expire in April 2023. Appropriate arrangements will be put in place to ensure that the club can continue to operate until the completion of the new 125 year lease.

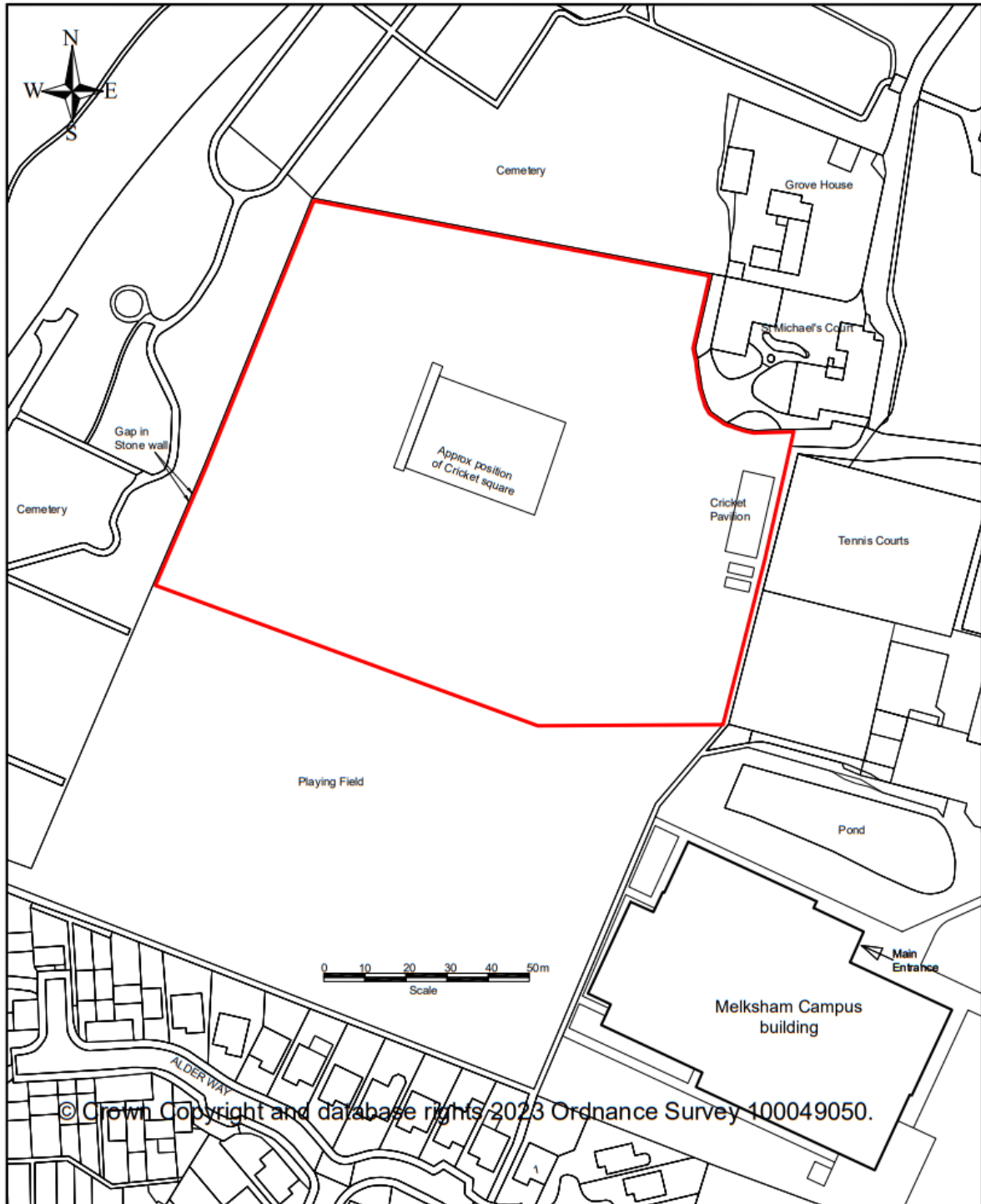
Recommendation

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

Richard Rogers

Strategic Engagement and Partnership Manager

APPENDIX 1 - PLAN



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		PROJECT:		Melksham Cricket Club	
		DRAWING TITLE:		Lease Area	
NOTES:		SCALES:		1:1250 @A4	
		DRAWING NO.:		REV: 0	
		FILE REF.:			
		DATE:		Feb 2023	
		DRAWN BY:		PPS	
		CHECKED BY:		Original	
		APPROVED BY:			
		DESCRIPTION:			

APPENDIX 2 – APPLICATION

Form CAT01 - Application for the transfer of a Council asset

Your details

Your Organisation	<i>Melksham Cricket Club</i>
Contact name	<i>Gary Burns</i>
Position held	<i>Chairman</i>
Address	<i>Club postal address - 44 Belvedere Road, Melksham, SN12 6AJ</i> <i>Club site address – Melksham CC Cricket Ground, Melksham House, Market Place , Melksham, SN12 6ES</i>
Postcode	<i>SN12 6AJ</i>
Telephone	<i>07966129252 or 07702913884</i>
Email	<i>melkshamcricket@gmail.com</i>

Your proposal

(please complete Checklist CAT02 before completing the following)

Details of asset

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

Melksham CC wish to submit an asset transfer request for the cricket pavilion and grounds at Melksham House (SN12 6ES) The access to the ground is via the market place and through the campus (North) car park. The emergency services access points are via the A350 entrance, one gate down from the cemetery car park.

Summary of proposal

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

The club has been on a 5 year lease since the rebuild of the Pavilion (completed 2018) post a fire which caused irreparable damage to the old Pavilion (June 2016). It now wishes to secure the clubs future at the venue and ensure Cricket continues to be played in Melksham for future generations. Melksahm Cricket Club have – and will continue to - already invested a significant amount of funds into the continued upkeep/improvement of the Pavilion and the installation of a new double lane nets system (completed in April 2022) in order to continue the improvement of facilities offered to its existing Members and in attracting new Members to expand both the Adult and Youth sections. We wish to continue to grow and develop the Cricket facilities on offer to the people of Melksham and other local communities and having full long-term management of the building and grounds would enable us to plan to continue the improvement across all areas e.g. future expansion to include Female changing facilities (not included in the original new Pavilion re-build).

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Community use

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

The asset continues to be a community hub with local Art classes, fitness classes, baby massage, baby yoga and parent and toddler/baby group (run by club volunteers) all utilising the facility year round. We will continue with this as this is very much the ethos of the club to be a community, family friendly club and also provides an important, regular income stream for the Club.

The club continues to expand and currently runs 2 Adult Teams who play in the Wiltshire Cricket League with the introduction of a 3rd Team planned for the 2023 season.

The clubs Youth section has continued to expand from a core group of 15 to 20 to over 60 children from ages 5 through to 15 attending Coaching sessions throughout the Summer in 2022. Some of the members of the Youth section are now on the cusp of playing Adult Cricket, hence the plan to expand to a 3rd Team in 2023. The continued development of the Youth section is at the core of our strategy in continuing to expand and develop the opportunities to take part in Cricket for the younger generation. The quality of the facilities that the Club aim to offer has been recognised too by Wiltshire County Cricket and we had the privilege of hosting a number of County Cricket matches – Seniors & Female teams – in 2022 and will look to continue to do this in 2023.

The cricket ground and pavilion both exist for a specific purpose, to play Cricket, with the re-build of the Pavilion being built to an ECB (English Cricket Board) blueprint. The upkeep of both the ground and pavilion is entirely volunteer driven, with regular 'work day' style events taking place to carry out specific works, plus a Groundsman – again a volunteer – who ensures that the wicket/outfield is maintained to the highest standard all year round, Regular treatments – at a not insignificant cost - are also carried out on the wicket to ensure it remains in a good condition.

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 cricket ground and pavilion both exist for a specific purpose, to play Cricket, with the re-build of the Pavilion being built to an ECB (English Cricket Board) blueprint. The upkeep of both the ground and pavilion is entirely volunteer driven, with regular 'work day' style events taking place to carry out specific works, plus a Groundsman – again a volunteer – who ensures that the wicket/outfield is maintained to the highest standard all year round, Regular treatments – at a not insignificant cost - are also carried out on the wicket to ensure it remains in a good condition.

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)

We have spoken to Councillors (Wiltshire & Local) and the Campus program team on a number of occasions in recent years in signalling our desire to secure the long term future of the facilities. We are already responsible for its full upkeep e.g. Maintenance, Insurance, Utilities etc. and take pride in ensuring that everything is maintained to a high standard where Club finances allow.

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)

We are an ECB accredited club and adhere to those guidelines. We already have insurance for all facilities on-site in place – incl. Public Liability – with the various Safety Checks e.g. Fire, actioned fully as and when they are required. Planning Permission was fully granted for the recent installation of our (new) net system. As part of ECB guidelines we have a Club Welfare Officer in place and comply fully with the ECB safeguarding policies that exist. All of our coaching staff are trained and DBS checked as per ECB policies.

Financial matters

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

Over the last 4 and a half years the Club have already been paying for the full upkeep of all facilities on site incl. various Insurances etc. and would envisage that this would continue 'as is'. We budget accordingly to ensure that this would continue.

Our club is funded through various avenues which include Social Functions, Hire, Membership, Sponsorship, Fundraising and Grants etc.

Future management

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

We will continue to repair and maintain all of the facilities on site, much as we do today whilst seeking to improve them as the Club continues to develop and expand and finances allow.

We are always looking to improve the facilities and the grounds to improve the quality of sports experience provided by the club.

DECLARATION

I confirm that the details included in this application are correct

Signed:

Name (please print):

Date:

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?	x	<input checked="" 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?	x	<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?	x	<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?	x	<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?	x	<input checked="" type="checkbox"/>	<i>The Council will not transfer assets that are unsuitable</i>
	6. Is it in the right location?	x	<input checked="" type="checkbox"/>	<i>The Council will not transfer assets that increase unnecessary car use</i>
	7. Is it safe?	x	<input checked="" type="checkbox"/>	<i>The Council will not transfer assets that are unsafe</i>
	8. Does it have utilities? <i>(Water, electricity, drainage, etc.</i>	x	<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?	x	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	10. Have you consulted adjoining owners?	x	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	11. Have you consulted others affected by the proposal?	x	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	12. Have you consulted the local Wiltshire Councillor?	x	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	13. Have you consulted the local Parish Council?	x	<input type="checkbox"/>	<i>If 'no'- please consult before submitting your application</i>
	14. Is there community support for the change of use?	x	<input type="checkbox"/>	<i>If 'no' - consider carefully whether you wish to proceed with your application</i>

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

	Question	Yes	No	Note
Finance	19. Can you meet all capital maintenance costs?	x	<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?	x	<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?	x	<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"/>	x	<i>If 'yes' your application should provide further details</i>
	23. Do you have any contingency funds?	x	<input type="checkbox"/>	<i>If 'no' your application should set out how you will deal with contingencies</i>

	Question	Yes	No	Note
Management	24. Will you manage the asset?	x	<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?	x	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>
	26. Will users of the asset be involved?	x	<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"/>	x	<i>If 'yes' your application should set out how this will work</i>