

AGENDA

Meeting: WARMINSTER AREA BOARD
Place: County Hall
Date: Wednesday 22 July 2015
Time: 12.30 pm

Including the Parishes of Bishopstrow, Boyton, Chapmanslade, Chitterne, Codford, Corsley, Heytesbury, Imber & Knook, Horningsham, Longbridge Deverill and Crockerton, Maiden Bradley with Yarnfield, Norton Bavant, Sherrington, Stockton, Sutton Veny, Upper Deverills, Upton Lovell, Upton Scudamore, and Warminster.

The Area Board welcomes and invites contributions from members of the public. The chairman will try to ensure that everyone who wishes to speak will have the opportunity to do so.

If you have any requirements that would make your attendance at the meeting easier, please contact your Democratic Services Officer.

Please direct any enquiries on this Agenda to Jessica Croman , direct line 01225 718262 or email jessica.croman@wiltshire.gov.uk or Jacqui Abbott (Warminster Community Area Manager), on 07771 844 530 or email jacqui.abbott@wiltshire.gov.uk

All the papers connected with this meeting are available on the Council's website at www.wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

Wiltshire Councillors

Andrew Davis (Vice-Chairman)	Warminster East
Fleur de Rhé-Philippe	Warminster Without
Keith Humphries	Warminster Broadway
Christopher Newbury (Chairman)	Warminster Copheap and Wylde
Pip Ridout	Warminster West

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Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on the Council's website along with this agenda and available on request.

If you have any queries please contact Democratic Services using the contact details above.

Items to be considered	Time
Please note these timings are approximate only	
<ol style="list-style-type: none"> <li data-bbox="165 394 1230 499">1. Chairman's Welcome and Introductions The Chairman will welcome those present to the meeting. <li data-bbox="165 528 1230 633">2. Apologies for Absence To receive any apologies for absence. <li data-bbox="165 663 1230 808">3. Declarations of Interest To receive any declarations of disclosable interests or dispensations granted by the Standards Committee. <li data-bbox="165 837 1230 983">4. Chairman's Announcements The Chairman will introduce any announcements included in the agenda and invite any questions. <li data-bbox="165 1012 1230 1182">5. Community Asset Transfer (Pages 5 - 16) The Area Board is asked to consider an application submitted by The Warminster Athenaeum Trust for the transfer of The Close Centre, Warminster. <li data-bbox="165 1211 1230 1357">6. Urgent items Any other items of business which the Chairman agrees to consider as a matter of urgency. <li data-bbox="165 1386 1230 1603">7. Future Meeting Dates The next meetings of the Warminster Area Board will be on: <ul style="list-style-type: none"> <li data-bbox="312 1525 1230 1559">• 10 September – Chapmanslade Village Hall <li data-bbox="312 1563 1230 1597">• 5 November 2015 – Warminster Civic Centre 	<p data-bbox="1246 394 1378 427">12:30pm</p>

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WILTSHIRE COUNCIL

WARMINSTER AREA BOARD

COMMUNITY ASSET TRANSFER

The Close Centre, Warminster

Executive Summary

This report deals with an application for the transfer of The Close Centre (former Youth Centre), Warminster to be transferred to The Warminster Athenaeum Trust in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by The Warminster Athenaeum Trust for the transfer of The Close Centre, Warminster. The applicant's proposal is set out at 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.

Jacqui Abbott

Warminster Community Area Manager

COMMUNITY ASSET TRANSFER

The Close Centre, Warminster

Purpose of Report

1. The Area Board is asked to consider an application submitted by The Warminster Athenaeum Trust for the transfer of The Close Centre, Warminster (see plan attached at Appendix 1). The applicant's proposal is set out at Appendix 2.

Background

2. Wiltshire Council is supporting the principle of the transfer of community assets in order 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 The Warminster Athenaeum Trust is attached at Appendix 2 and relates to the transfer of the Close Centre, Warminster.
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 Community Area Manager has consulted with 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. Cllr Davis, the local member, has been apprised.

The views of Council officers

9. On behalf of the Council, Strategic Property Services (who have overall responsibility for the Council's estates and property) has provided the following observations to the Area Board.
 - 9.1 As the transfer is not to be to a town or parish council, or other government body, it will be by a 125 year lease.
 - 9.2 A small area of the property, being the site of part of a building, is leased to the applicant. This lease will merge with the new 125 year lease upon completion of the transfer.
 - 9.3 Wiltshire Council still occupies the property for the delivery of services, both direct and commissioned. Continued occupation to provide these services at a cost which does not exceed the existing costs of so doing will need to be safeguarded.
 - 9.4 Subject to the comments in 9.3 above, financial implications will be limited to the loss of the small rental income from the land referred to in 9.2 above and the transfer of property running costs to the applicant.
 - 9.5 The property is to be transferred on the usual basis. This will restrict use of the property to community purposes. If the property should cease to be used for this purpose the land will revert to Wiltshire Council.

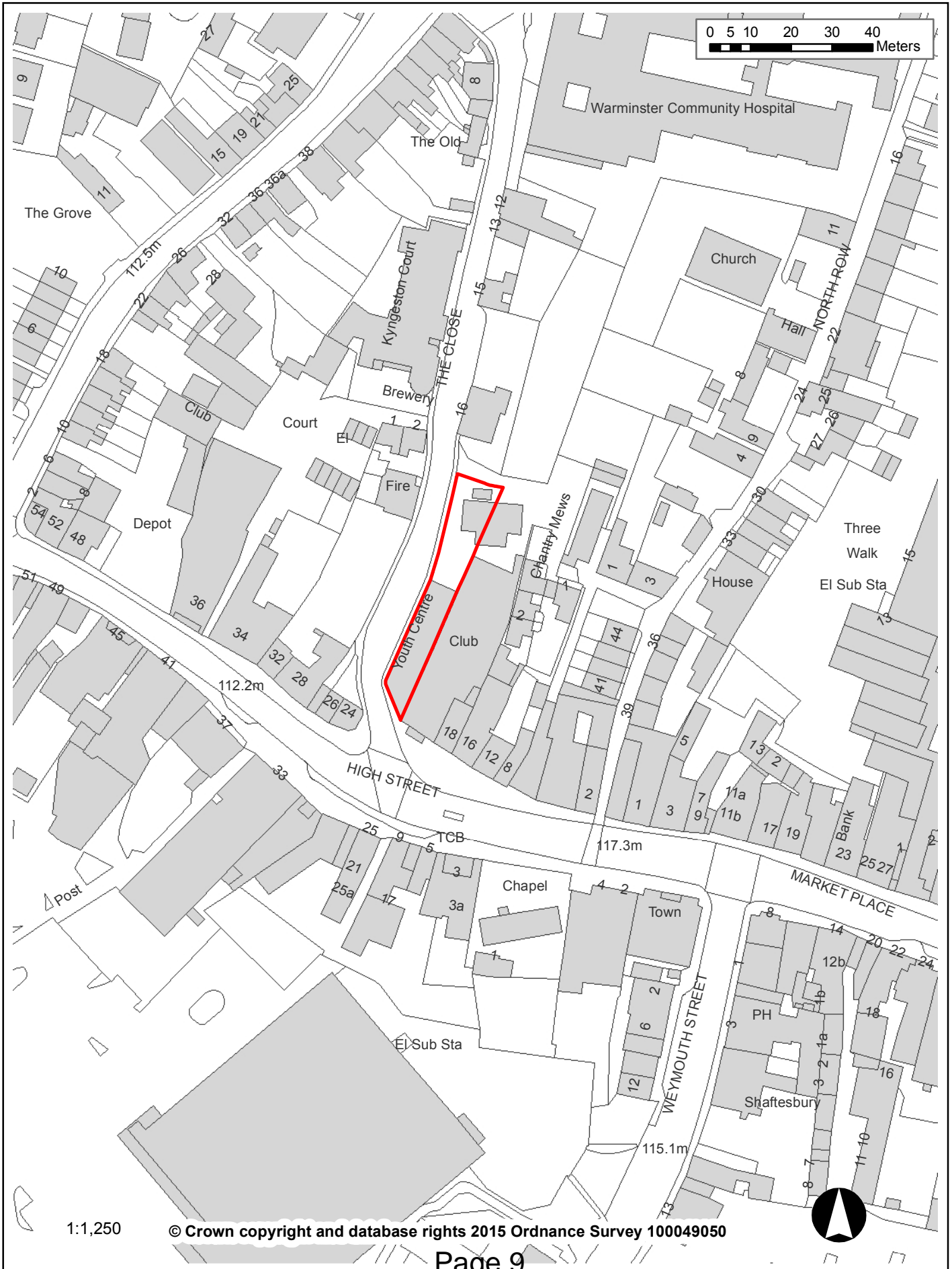
Recommendation

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

Jacqui Abbott
Warminster Community Area Manager

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Appendix 1



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Form CAT01

Application for the transfer of a Council asset

Your details

Your Organisation	THE WARMINSTER ATHENAEUM TRUST
Contact name	ANTHONY NICKLIN
Position held	CHAIRMAN OF THE TRUSTEES
Address	% CHEDLANGER HOUSE BATH RD, WARMINSTER
Postcode	BA12 7RZ
Telephone	[REDACTED]
Email	LINNICK@BTCONNECT.COM

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

FORMER YOUTH CENTRE BUILDING
THE CLOSE, WARMINSTER
BA12 9AE
(see map)

Summary of proposal

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

THE ATHENAEUM CENTRE IS A WELL ESTABLISHED AND POPULAR CENTRE FOR THE COMMUNITY, WHICH NEEDS MORE ROOM TO SATISFY DEMAND.

Community use

Please explain how the asset will be used

(Please refer to questions 5-8 in the checklist - CAT02)

THE EXTENSION INTO THE "YOUTH CENTRE" WILL BE USED FOR THE SAME PURPOSES AS THE MAIN BUILDING - FOR ALL/ANY COMMUNITY PURPOSES.

Suitability for purpose

Please explain why this asset is suitable for the intended purpose

(Please refer to questions 5-8 in the checklist - CAT02)

BECAUSE IT WAS BUILT BY THE ATHENAEUM TRUSTEES IN 1901 & USED UNTIL 1945 WHEN IT BECAME A SCHOOL. THE 2 BUILDINGS ARE ALREADY LINKED AT BOTH LEVELS.

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 CONSULTED WITH THE AREA BOARD (8 JAN 15), WTC + WC COUNCILLORS.

NO CONCERNS HAVE BEEN RAISED BUT WE ARE HAPPY TO ADDRESS ANY ISSUES THAT WC HAVE.

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)

THE BUILDING WILL BE FULLY ABSORBED INTO THE ATHENAEUM, IN ALL RESPECTS.

Financial matters

How will you fund future running costs, repairs and maintenance?

(please refer to questions 19-23 in the checklist - CAT02)

WE ARE A £50k p.a CHARITY RUN BY TRUSTEES WITH 2 WARMINSTER TOWN COUNCIL TRUSTEES. ALL RUNNING COSTS INC MAINTENANCE IS FUNDED FROM THE OPERATIONS OF THE CENTRE.

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 HAVE A 14 STRONG MANAGEMENT COMMITTEE PLUS A 50 STRONG VOLUNTEER GROUP. THE TRUST IS NOW OVER 160yrs OLD AND IS THRIVING UNDER ITS PRESENT MANAGEMENT PLAN.

DECLARATION

I confirm that the details included in this application are correct

Signed:

Name (please print):

ANTHONY NICKLIN

Date:

9 JAN 2015

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?	✓		The Council will not transfer assets for private or commercial use
	2. Will the asset be hired or used by third parties?	✓		If 'yes' your application should set out how this will work
	3. Will your organisation supervise use of the asset?	✓		If 'no' your application should explain how use will be supervised
	4. Will the public have access to the asset?	✓		If 'yes' your application should set out how your liabilities will be covered

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

	Question	Yes	No	Note
Community Support and consultation	9. Have you consulted nearby residents?		✓	If 'no'- please consult before submitting your application
	10. Have you consulted adjoining owners?	✓		If 'no'- please consult before submitting your application
	11. Have you consulted others affected by the proposal?	✓		If 'no'- please consult before submitting your application
	12. Have you consulted the local Wiltshire Councillor?	✓		If 'no'- please consult before submitting your application
	13. Have you consulted the local Parish Council?	✓		If 'no'- please consult before submitting your application

14. Is there community support for the change of use?	✓		<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?	✓		<i>If 'yes' your application should explain implications</i>
	16. Does the proposed use require planning consent?		✓	<i>If 'yes' your application should explain implications</i>
	17. Have you considered insurance cover?	✓		<i>If 'no' your application must explain implications</i>
	18. Have you assessed health and safety liabilities?	✓		<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?	✓		<i>If 'no' your application should explain how funding will be provided</i>
	20. Can you meet all day-to-day running costs?	✓		<i>If 'no' your application should explain how funding will be provided</i>
	21. Will you use the asset to generate income?	✓		<i>If 'yes' your application should provide further details</i>
	22. Will any third party be assisting with the costs?		✓	<i>If 'yes' your application should provide further details</i>
	23. Do you have any contingency funds?	✓		<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?	✓		<i>If 'no' your application should set out who will manage the asset.</i>
	25. Will a management committee be set up?	✓		<i>If 'yes' your application should set out how this will work</i>
	26. Will users of the asset be involved?	✓		<i>If 'yes' your application should set out how this will work</i>
	27. Will someone be employed to manage the asset?		✓	<i>If 'yes' your application should set out how this will work</i>

THE DRAWING & EXHIBIT ARE TO BE REPRODUCED WITHOUT THE ARCHITECT'S CONSENT. THE DRAWING MAY BE USED FOR PLANNING PURPOSES ONLY AND ENCUMBRANCES FROM THIS DRAWING SHOULD BE NOTED TO BE VALID. 11/11/11



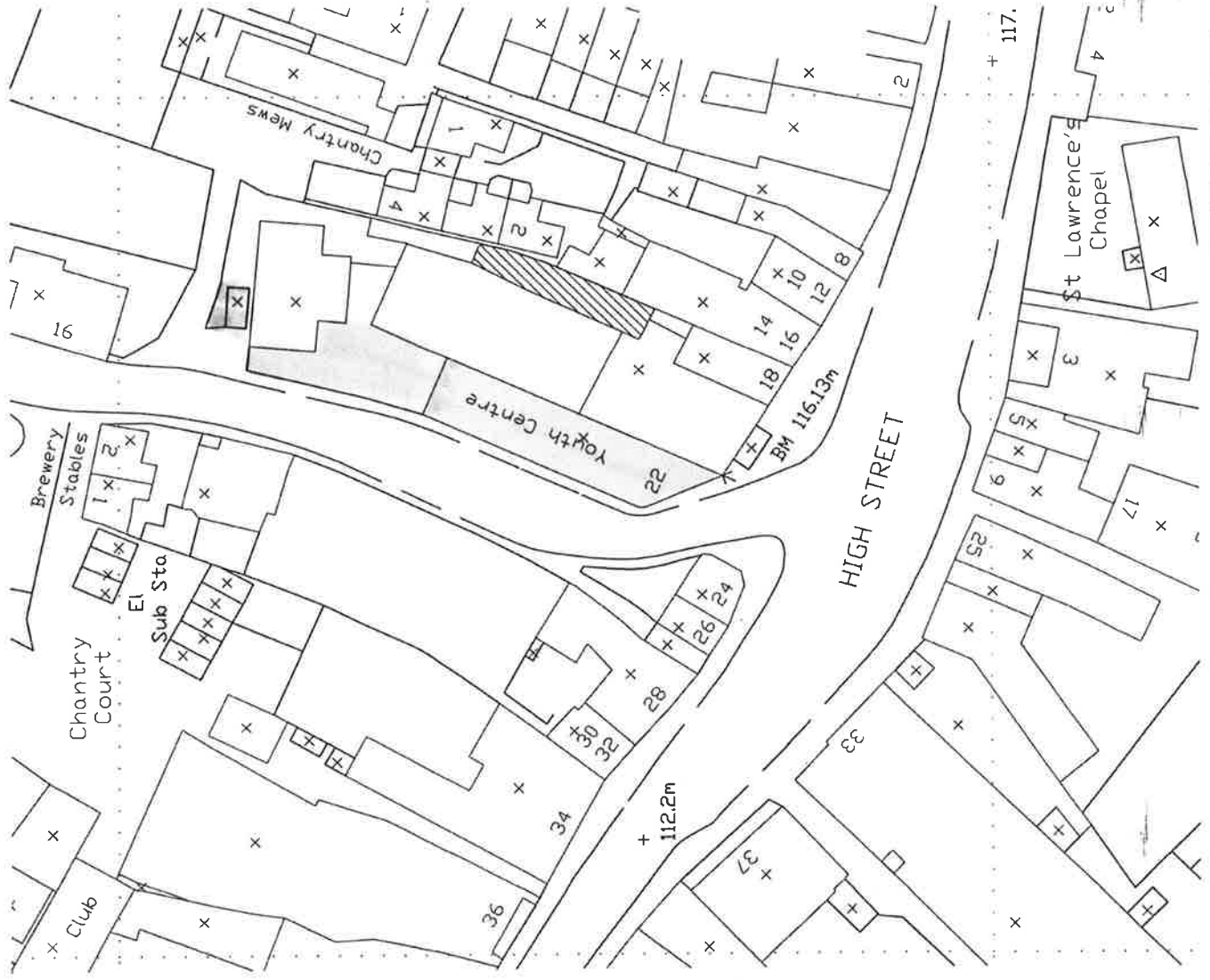
SITE LOCATION PLAN (1:1250)

OWNER	THE MANAGER ATHENAEUM TRUST.
PROJECT	THE ATHENAEUM ARTS CENTRE, 18-20, HIGH STREET, MANCHESTER.
SITE PLAN & SITE LOCATION PLAN	
DATE	11/20/11
SCALE	1:1250
PROJECT NO.	28005-400

bta
 architects
 11th Floor, 100, Market Street, Manchester, M1 2HT
 Tel: 0161 275 1234
 Fax: 0161 275 1235
 Email: info@bta-architects.co.uk
 www.bta-architects.co.uk

SITE AREA
Arts Centre boundary area:- 0.089 Ha

THE ATHENAEUM
YOUTH CENTRE



BLOCK PLAN (AS PROPOSED) (1:500)

