

AGENDA SUPPLEMENT (1)

Meeting: Chippenham Area Board
Place: Chippenham Town Hall, High Street, Chippenham, SN15 3ER
Date: Monday 9 May 2011
Time: 7.00 pm

The Agenda for the above meeting was published on Tuesday 26 April 2011. A late item has been added to the agenda, as set out below.

Please direct any enquiries on this Agenda to Penny Bell, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01249 706613 or email penny.bell@wiltshire.gov.uk

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Late Item: Community Asset Transfer – Seagry Allotments

Report to	Chippenham Area Board
Date of Meeting	9th May 2011
Title of Report	Community Asset Transfer

Executive Summary

This report deals with an application for the transfer of allotments in Seagry in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

Chippenham Area Board is asked to consider an application submitted by Seagry Parish Council for the transfer of allotments. See map attached at Appendix 1. 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

The Area Board is recommended to authorise the Solicitor of the Council to execute all documentation needed to implement the transfer subject to the following conditions:

1. The land is maintained for the benefit of the community and residents will be encouraged to enjoy the amenity
2. A standard 'reverter' clause is included in the title, which will ensure that if the land stops being used for the benefit of the community, Wiltshire Council will have the option to repurchase the land for the sum of £1.

Purpose of Report

1. Chippenham Area Board is asked to consider an application submitted by Seagry Parish Council for the transfer of allotments. See map attached at Appendix 1 and the applicants' 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. Wiltshire 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 Seagry Parish Council is attached at Appendix 2 and relates to the transfer of allotments.
7. The application was submitted in accordance with Wiltshire 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.
9. Local consultation has been undertaken by the applicant in accordance with the application checklist.

The views of Council officers

10. On behalf of Wiltshire Council, Strategic Property Services (who have overall responsibility for the Council's estates and property) has provided the following observation to the Area Board.

11. The allotments in Seagry are a valuable community amenity, which are enjoyed by a broad range of people from across the community.

Main issues for consideration by the Area Board

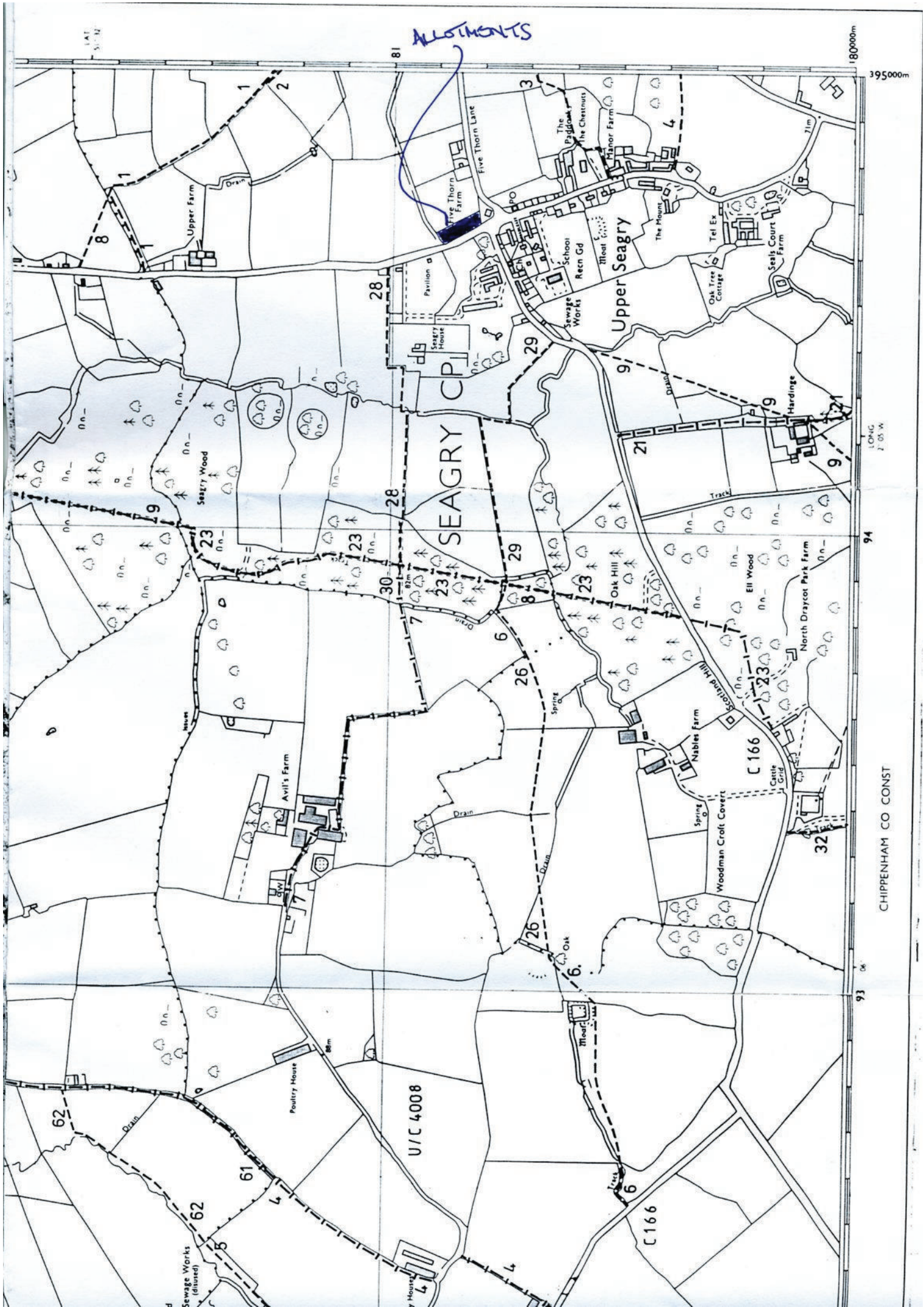
12. It is a requirement under Wiltshire Council’s Asset Transfer Policy that there must be a clear link between the asset transfer request and local community priorities.
13. This proposed asset transfer demonstrates a direct link to the Chippenham & Villages Community Plan review 2009 “Seagry Parish Council has requested devolution of allotments from Wiltshire Council”.
14. This proposed asset transfer demonstrates a link to Wiltshire Council’s priorities in the Local Agreement for Wiltshire “Help local communities develop their own priorities and improvements” and “We help communities help themselves”.
15. It is a requirement that a ‘reverter’ clause is included in asset transfer arrangements. This means that, if the site stops being used for Community Public Open Space purposes, Wiltshire Council will have the option to repurchase the land for the sum of £1.00.

Recommendation

16. Having carefully considered the application and the views of Council officers, the Area Board is invited to approve the transfer subject to the following conditions:
 - i) The land is maintained for the benefit of the community and residents will be encouraged to enjoy the amenity.
 - ii) A standard ‘reverter’ clause is included in the title, which will ensure that if the land stops being used for the benefit of the community, Wiltshire Council will have the option to repurchase the land for the sum of £1.

Appendices:	Appendix 1 - Map Appendix 2 – Community Asset Transfer application
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**Community Asset Transfer Application
Seagry Parish Council**

Proposal

Details of Asset

Asset: Allotments

Current owner: Wiltshire Council

Location: Centre of Upper Seagry, east of Startley Road adjacent to the bus shelter (see map at Appendix 1 attached)

Summary of proposal

Reason for application, benefit to local community.

It is logical for the Parish Council to assume responsibility for the allotments rather than Wiltshire Council. Allotment holders will be charged an annual rent as before but the income will be used to improve services on site e.g. access to water.

Community Use how the asset will be used

The allotments are all in use and there is a waiting list.

The land currently does not have any utilities, we would connect as appropriate.

Suitability for purpose

The land is already in use as allotments.

Community support and consultation

Residents of Seagry are in support of this application.

Legal issues

Insurance will be covered by Parish Council insurance policy.

Financial Matters

The allotments will be self funded by the allotment holders.

Future Management

Seagry Parish Council will monitor the asset.

