

**WILTSHIRE COUNCIL**

**BRADFORD ON AVON AREA BOARD  
13 JANUARY 216**

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**COMMUNITY ASSET TRANSFER**

**Culver Close Recreation Ground, Bradford on Avon**

**Executive Summary**

This report deals with an application for the transfer of Culver Close Recreation Ground to be transferred to Bradford on Avon Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

**Proposal**

The Area Board is asked to consider an application submitted by Bradford on Avon Town Council for the transfer of Culver Close Recreation Ground. 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.

**Peter Dunford**  
Bradford on Avon Community Engagement Manager

**COMMUNITY ASSET TRANSFER**

**Culver Close Recreation Ground, Bradford on Avon**

**Purpose of Report**

1. The Area Board is asked to consider an application submitted by Bradford on Avon Town Council for the transfer of Culver Close Recreation Ground (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 Bradford on Avon Town Council is attached at Appendix 2 and relates to the transfer of Culver Close Recreation Ground.
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 Engagement 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 Thorn, the local member, has been appraised.

### **The views of Council officers**

9. On behalf of the Council, Strategic Assets and Facilities Management (who have overall responsibility for the Council's estates and property) have provided the following observations to the Area Board.
- 9.1 Although the application at Appendix 2 excludes the Bowls Club, it was subsequently agreed at a meeting between Bradford on Avon Town Council, Bradford on Avon Bowling Club and officers of Wiltshire Council that this land will be included in the application.
- 9.2 The transfer will be subject to the existing lease to Bradford on Avon Bowling Club.
- 9.3 The field is used by various local sports clubs during the seasons for their sports. These clubs occupy the field on hiring agreements which are renewed each year.
- 9.4 The house (7 Pound Lane) will be included in the transfer. This will be transferred subject to the existing tenancy.
- 9.5 The public toilets within the pavilion are currently subject to an agreement with Bradford on Avon Preservation Trust allowing the Trust to operate them.
- 9.6 The land is to be transferred on the usual basis. This will restrict use of the land to community purposes. If the land should cease to be used for this purpose the land will revert to Wiltshire Council.
- 9.7 Income from all let areas will pass to Bradford on Avon Town Council, along with any obligations contained within them and the cost of upkeep of the property.

### **Recommendation**

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

**Peter Dunford**

Bradford on Avon Community Engagement Manager

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