

Form CAT01

Community asset transfer: application

Your details

Your Organisation *Chippenham Town Football Club Ltd*

Contact name *Derek Crisp*

Position held *GM/Football Secretary*

Address



Postcode



Telephone



Email



Your proposal

(please complete Checklist CAT02 before filling in the following form)

Details of asset

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

The land that is the subject of this Community Asset Transfer (CAT) application is indicated on the outline diagram attached and lies adjacent to Chippenham Town FC's (CTFC) existing car park at its ground at Hardenhuish Park, Bristol Road, Chippenham, Wilts, SN14 6LR. The football ground is entered through the Club's car park which is itself accessed via a shared drive off the Bristol Road.

Summary of proposal

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

Please see Community Use also.

CTFC's interest in obtaining the existing public open space is to enable the Club to extend its car parking facility.

Community use

Please explain how the asset will be used

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

The subject land has been the subject of correspondence with Wiltshire Council (Estates Dept) following a site visit and meeting with Council representatives on 23 Jun 15. The proposal concerns CTFC's interest in obtaining the current public open space in order to extend its existing, very limited, car parking facility. At present this comprises 20 spaces (inc two disabled spaces) for the benefit of CTFC staff, visiting club officials, match day officials and ad hoc visitors through which spectators access the ground. If CTFC was able to secure the land, it would ease the considerable match day pressure on the existing car park by providing additional spaces for use as required by the Club and visiting officials etc. It would enable the facility to be managed more effectively and also help reduce visitor parking on Bristol Road on match days as well as providing safer and easier spectator access to the ground. Annex D is a rough sketch of the land in question. It is shown in more detail marked as area A at Annex E. (The area marked B in Annex E is not relevant to this CAT application as it is the subject of a separate joint CTFC and Sports Club approach to Wilts County Council currently underway).

Suitability for purpose

Please explain why this asset is suitable for the intended purpose

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

It should be noted that CTFC leases its ground from the adjacent Chippenham Sports Club. The current fifteen year lease expires in 2019 but the Sports Club has recently agreed a further fifteen year extension, to 2034, which is being finalised. Wiltshire Council's initial consideration of this proposal indicates that the Council would as a result and subject to considerations outlined in this CAT application, consider leasing the land (terms to be agreed) to CTFC for the duration of its extended lease outside the security of tenure provisions of the 1954 Landlord and Tenant Act and subject to re-instatement of the land at the end of the lease. This CAT application aims to take this forward.

Once the site has been prepared and fenced as appropriate, it will be a self contained and entirely safe facility. Utilities will not be required to be connected as the land's planned use is for car parking.

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)

It will be evident that CTFC has already approached Wiltshire Council concerning this CAT application. Chippenham Sports Club is also aware and local residents have also been consulted – see letters at Annexes A and B. Wiltshire Council has advised that the Club will need to obtain planning permission for the extension. The Club intends to do so should this CAT application be approved and notes the possibility of public objections to the Public Open Space Notice. It is anticipated, however, there will be little if no impact on local residents given the ground's relatively isolated location and the fact that the proposal is for an extension of an existing facility.

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)*

Wiltshire Council has advised that a restrictive covenant associated with the land exists and the Club would, therefore, require an insurance policy through which to indemnify the Council. As mentioned above, planning consent will be required and, if this application is approved, the new land would be incorporated into the Club's existing insurance policies which include public liability.

Financial matters

How will you fund running costs and maintenance? Are you willing to pay for the asset?

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

It is planned that all necessary conversion work associated with the proposal, if approved, would be funded solely by CTFC as would maintenance and day-to-day running costs. These latter are expected to be minimal in any case given the intended use. If, however, Council grant(s) were available to assist with the work, the Club would not rule out applying for them. Neither would CTFC rule out considering paying for the asset if that was an option.

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)

The asset will be wholly the responsibility of CTFC whose staff will manage the facility as appropriate.

DECLARATION

I confirm that the details included in this application are correct

Signed: Derek Crisp

Name (please print): DEREK CRISP

Date: 11 April 2016
(Updated 12 Feb 17)

Form CAT02

Community asset transfer: checklist

	Question	Yes	No	Note
Community use	1. Is the asset to be provided for a public purpose?	x		Other than in exceptional circumstances, the Council will only dispose of assets for private or commercial use by way of open market sale
	2. Will the asset be hired or used by third parties?	<input type="checkbox"/>	x	If 'yes' your application should set out how this will work
	3. Will your organisation supervise use of the asset?	x	<input type="checkbox"/>	If 'no' your application should explain how use will be supervised
	4. Will the public have access to the asset?	<input type="checkbox"/>	x	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?	x		The Council will only transfer assets that are fit for purpose
	6. Is it in the right location?	x		The Council will not transfer assets that increase unnecessary car use
	7. Is it safe?	x		The Council will not transfer assets that are unsafe
	8. Does it have utilities? (Water, electricity, drainage, etc)	<input type="checkbox"/>	x	If 'no'- your application should explain if they are needed

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

14. Is there community support for the change of use?	x		<i>If 'no' - consider carefully whether you wish to proceed with your application</i>
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Legal

Question	Yes	No	Note
15. Are there any covenants or other legal constraints?	x	<input type="checkbox"/>	<i>If 'yes' your application should explain implications</i>
16. Does the proposed use require planning consent?	x	<input type="checkbox"/>	<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>

Finance

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

Management

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

Community Asset Transfer

