

WILTSHIRE COUNCIL

AGENDA ITEM NO. 09

SOUTHERN WILTSHIRE AREA BOARD  
THURSDAY 6 OCTOBER 2011

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## **COMMUNITY ASSET TRANSFER**

### **Two Parcels of Land at Redlynch and Woodfalls**

#### **Executive Summary**

This report deals with applications for the transfer of the Chalk Pit, Muddyford Road, Redlynch and Vale Road Allotments, Woodfalls to be transferred to Redlynch Parish Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

#### **Proposal**

The Area Board is asked to consider applications submitted by Redlynch Parish Council for the transfer of the Chalk Pit, Muddyford Road, Redlynch and Vale Road Allotments, Woodfalls. The applicants' proposals are attached to this report along with a map of the area.

#### **Reasons For Proposal**

This proposal supports and implements Wiltshire Council's Community Asset Transfer Policy.

#### **Recommendation**

To approve the transfers.

**Tom Bray**  
Southern Wiltshire Community Area Manager

**SOUTHERN WILTSHIRE AREA BOARD  
DATE TBC**

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**COMMUNITY ASSET TRANSFER**

**Two Parcels of Land at Redlynch and Woodfalls**

**Purpose of Report**

1. The Area Board is asked to consider applications submitted by Redlynch Parish Council for the transfer of the Chalk Pit, Muddyford Road, Redlynch and Vale Road Allotments, Woodfalls.

**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 applications before the Area Board**

6. The applications from Redlynch Parish Council are attached and relate to the transfer of Vale Road Allotments, Woodfalls for allotments and the Chalk Pit, Muddyford Road, Redlynch for amenity and recreation purposes.
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 applications. Cllr Randall, 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 The Chalk Pit and Vale Road Allotments site are both subject to leases to Redlynch Parish Council. Both leases have expired but Redlynch Parish Council is continuing to occupy the land in accordance with the provisions of the Landlord & Tenant Act 1954, which provides for a commercial lease to continue until one of the parties brings it to an end.
  - 9.2 The Chalk Pit is subject to the terms of an Award dated 18<sup>th</sup> October 1822 which allow the inhabitants of the parish to get stone gravel and chalk for the purpose of repairing the highways and roads within the parish and for manuring the lands and grounds in the parish.
  - 9.3 The land is to be transferred on the standard basis. This is that there will be a covenant restricting use of the land to community purposes. If the land should cease to be used for this purpose it will revert to Wiltshire Council.
  - 9.4 The land has no value other than as amenity/allotment land and Redlynch Parish Council will continue to maintain it. Therefore, there are no financial implications.
  - 9.5 The Vale Road property may be subject to rights for services to and from the surrounding houses to cross the land.

### **Recommendation**

10. To approve the transfers.

**Tom Bray**  
Southern Wiltshire Community Area Manager

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