

WILTSHIRE COUNCIL

**MALMESBURY AREA BOARD
18 JANUARY 2012**

COMMUNITY ASSET TRANSFER

White Lion Park, Malmesbury

Executive Summary

This report deals with the transfer of White Lion Park, Malmesbury to Malmesbury Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider a transfer of White Lion Park, Malmesbury to Malmesbury Town Council.

Reasons For Proposal

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

Recommendation

To approve the transfer.

Miranda Gilmour
Malmesbury Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider the transfer of White Lion Park, Malmesbury (see plan attached at Appendix 1).

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 proposal before the Area Board

6. There is a proposal to dedicate White Lion Park as a Queen Elizabeth II field. If adopted, this will place the field in a charitable trust. In order to avoid potential complication when the lease to Malmesbury Town Council becomes due for renewal, it was prudent to give Malmesbury Town Council the opportunity to consider whether to take a transfer of the freehold interest in the land prior to the dedication. The most appropriate basis for such a transfer would be on the terms set out in Wiltshire Council's community asset transfer policy.

7. The proposal 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. Cllr Killane, the local member, has been appraised.

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 Malmesbury Town Council holds the land on a lease for 40 years from 1st April 1998.
 - 9.2 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.
 - 9.3 As the property has been used for public open space purposes the disposal of the freehold interest will have to be advertised in the local paper for two consecutive weeks.
 - 9.4 The land has no value other than as amenity land and Malmesbury Town Council has maintained it in accordance with the lease terms. Therefore, there are no financial implications.

Recommendation

10. To approve the transfer.

Miranda Gilmour
Malmesbury Community Area Manager
