

**WILTSHIRE COUNCIL**

**ROYAL WOOTTON BASSETT & CRICKLADE AREA BOARD  
WEDNESDAY 25 JULY 2012**

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**COMMUNITY ASSET TRANSFER**

**Latton Recreation Field**

**Executive Summary**

This report deals with an application for the transfer of Latton Recreation Field to Latton Parish Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

**Proposal**

The Area Board is asked to consider a transfer of Latton Recreation Field to Latton Parish Council.

**Reasons For Proposal**

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

**Recommendation**

To approve the transfer.

**Steve Milton**

Royal Wootton Bassett & Cricklade Community Area Manager

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**COMMUNITY ASSET TRANSFER**

**Latton Recreation Field**

**Purpose of Report**

1. The Area Board is asked to consider the transfer of Latton Recreation Field (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. The field has been leased to Latton Parish Council for many years, and the latest lease is due for renewal. Rather than renew the lease it was prudent to give Latton Parish Council the opportunity to consider whether to take a transfer of the freehold interest in the land. 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 Colmer, 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 Latton Parish Council Council holds the land on a lease from Wiltshire County Council for 5 years from 25<sup>th</sup> December 2003. This has expired and the Parish Council is holding over on the terms set out in that lease.
  - 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 The land has no value other than as playing field land and Latton Parish Council has maintained it in accordance with the lease terms. Therefore, financial implications are limited to the loss of the rent, which is currently £200 per year.

#### **Recommendation**

10. To approve the transfer.

**Steve Milton**

Royal Wootton Bassett & Cricklade Community Area Manager

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