

WILTSHIRE COUNCIL

**TROWBRIDGE AREA BOARD
13 SEPTEMBER 2012**

COMMUNITY ASSET TRANSFER

Southwick Country Park Allotments

Old Allotments site

The Old Cattle Shed

New Allotments site

Executive Summary

This report deals with an application for the transfer of the Old Allotment site The Cattle Shed and New Allotment Site at Southwick Country Park, Trowbridge to be transferred to Southwick Allotments Association in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Southwick Allotment Association for the transfer of the Old Allotment site, The Cattle Shed and New Allotment Site at Southwick Country Park the car park Trowbridge. The applicants' 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.

**Donal Casey
Senior Surveyor**

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**Old Allotment site The Cattle Shed and New Allotment site Southwick
Country Park,**

Purpose of Report

1. The Area Board is asked to consider an application submitted by Southwick Allotment Association for the transfer of the Old Allotment Site and New Allotment Site at Southwick Country Park Trowbridge (see plan attached at Appendix 1). The applicants' 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 Southwick Allotment is attached at Appendix 2 and relates to the transfer of the Old Allotment site the Old Cattle Shed and New Allotment site at Southwick Country Park Southwick Trowbridge.
7. The application was in relation to the Old Allotment site and the Old Cattle Shed is submitted in accordance with the Council's application

process and meets the requirements for consideration by the Area Board.

8. The application in relation to the New Allotment site is not submitted in accordance with the Councils application process in that the applicant would like remedial works carried out by the Council prior to transfer.
9. 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 application.

The views of Council officers

10. 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 land is part of the wider holding of Southwick Country Park which is open to the park. Any transfer should be on the basis that access through to the Country Park for the public is maintained.
 - 9.2 Southwick Allotment Association has been in existence since 1996 and has its own rules and constitution.
 - 9.3 The Old Allotment site and The Old Cattle Shed 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 allotments and Southwick Allotment Association will continue with the maintenance of the Old Site. Therefore, financial implications are limited to the maintenance cost previously incurred by Wiltshire Council for the New site being transferred to Southwick Allotment Association.

Recommendation

11. To approve the transfer of the Old Allotment site and The Old Cattle Shed only subject to the matters referred to in paragraph 9 above.

Donal Casey
Senior Surveyor
