

COMMUNITY ASSET TRANSFER

George Lane Public Conveniences, Marlborough

Executive Summary

This report deals with an application for the transfer of the public conveniences at George Lane car park, Marlborough to be transferred to Marlborough Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Marlborough Town Council for the transfer of the public conveniences at George Lane car park, Marlborough.

Reasons For Proposal

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

Recommendation

To approve the transfer.

Andrew Jack

Marlborough Community Area Manager

COMMUNITY ASSET TRANSFER

George Lane Public Conveniences, Marlborough

Purpose of Report

1. The Area Board is asked to consider an application submitted by Marlborough Town Council for the transfer of the public conveniences at George Lane car park, Marlborough (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 application before the Area Board

6. The application from Marlborough Town Council relates to the transfer of the public conveniences at George Lane car park, Marlborough.
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 application. Cllr F, 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 Wiltshire Council's deeds to the property have not yet been checked. The transfer will be subject to any matters which may be revealed when the deeds are checked.
 - 9.2 The property is to be transferred on the standard basis. This is that there will be a covenant restricting use of it to community purposes. If the land should cease to be used for this purpose it will revert to Wiltshire Council.
 - 9.3 The property has no value other than as public conveniences. In addition, any financial implications will be dealt with as part of the service delegation. Therefore, there are no financial implications arising from the transfer.

Recommendation

10. To approve the transfer.

Andrew Jack
Marlborough Community Area Manager
