

WILTSHIRE COUNCIL

**SOUTH WEST WILTSHIRE AREA BOARD
13 MARCH 2013**

COMMUNITY ASSET TRANSFER

Land at Sutton Road, Fovant

Executive Summary

This report deals with an application for the transfer of land at Sutton Road, Fovant to be transferred to Fovant Parish Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Fovant Parish Council for the transfer of land at Sutton Road, Fovant. 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.

Stephen Harris
South West Wiltshire Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Fovant Parish Council for the transfer of land at Sutton Road, Fovant (see plan attached at Appendix 1). The applicant's 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 Fovant Parish Council is attached at Appendix 2 and relates to the transfer of land at Sutton Road, Fovant.
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 Green, 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 land was leased to Fovant Parish Council by Salisbury District Council for use as a recreation field and children's play area. The lease term has expired but the lease has continued in accordance with relevant legislation.
 - 9.2 If this transfer is approved, Wiltshire Council will forego a potential capital receipt, which could be in the region of £200,000.
 - 9.3 The land is in two parcels, one on each side of the entrance to The Poplars, which is a Wiltshire Council owned cul de sac. Should Wiltshire Council need to carry out any improvements either to Sutton Road or the entrance to The Poplars at some time in the future it may need part of the land in order to do so. A clause enabling sufficient land to be returned to Wiltshire Council in such circumstances should be included in the transfer.
 - 9.4 The deeds have not been checked so the transfer will be subject to any matters which may be included within them.
 - 9.5 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.

Recommendation

10. To approve the transfer subject to the matters referred to in paragraph 9 above.

Stephen Harris
South West Wiltshire Community Area Manager
