

BRADFORD ON AVON AREA BOARD
18 SEPTEMBER 20134

COMMUNITY ASSET TRANSFER

Nursery Field, Bradford on Avon

Executive Summary

This report deals with an application for the transfer of Nursery Field, Bradford on Avon to be transferred to Bradford on Avon Preservation Trust in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Bradford on Avon Preservation Trust for the transfer of Nursery Field, Bradford on Avon. 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.

Peter Dunford
Bradford on Avon Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Bradford on Avon Preservation Trust for the transfer of Nursery Field, Bradford on Avon (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 Bradford on Avon Preservation Trust is attached at Appendix 2 and relates to the transfer of Nursery Field, Bradford on Avon.
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 Ian Thorn, 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 The southern and eastern boundaries of the land are defined by stone walls. The western boundary is defined by fences and buildings. Part of the northern boundary is defined by fences but the remainder is undefined. Therefore, the plan is indicative and the precise boundary is to be agreed after a site survey has been carried out.
 - 9.2 Access to the Tithe Barn and Barton Farm Country Park from the Wiltshire Council pay & display car park on the land to the north is via a path which crosses the land.
 - 9.3 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.
 - 9.4 The land has no value other than as amenity land and Bradford on Avon Preservation Trust will take over maintenance. Therefore, financial implications are limited to the maintenance cost previously incurred by Wiltshire Council being transferred to Bradford on Avon Preservation Trust.

Recommendation

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

Peter Dunford

Bradford on Avon Community Area Manager
