

WILTSHIRE COUNCIL

DEVIZES AREA BOARD

25 NOVEMBER 2013

COMMUNITY ASSET TRANSFER

Lower Wharf, Devizes

Executive Summary

This report deals with an application for the transfer of the former depot at Lower Wharf, Devizes to be transferred to Devizes Canoe Club in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Devizes Canoe Club for the transfer of the former depot at Lower Wharf, Devizes. 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.

Richard Rogers
Devizes Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Devizes Canoe Club for the transfer of the former depot at Lower Wharf, Devizes (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 Devizes Canoe Club is attached at Appendix 2 and relates to the transfer of the former depot at Lower Wharf, Devizes.
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. 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 nearest public highway is Northgate Street. The property has the benefit of a right of way to it subject to the payment of a fair proportion of the cost of maintenance.
 - 9.2 The Property was originally bought by Devizes Borough Council from South West Gas Board, having previously been part of a gasworks.
 - 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 value of the land is below £250,000, but a potential capital receipt will be foregone. Other financial implications are limited to the maintenance cost previously incurred by Wiltshire Council being transferred to Devizes Canoe Club.

Recommendation

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

Richard Rogers
Devizes Community Area Manager
