

COMMUNITY ASSET TRANSFER

Coopers Meadow, Marlborough

Executive Summary

This report deals with an application for the transfer of Coopers Meadow, 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 Coopers Meadow, Marlborough. The applicant's 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.

Andrew Jack
Marlborough Community Area Manager

COMMUNITY ASSET TRANSFER

Coopers Meadow, Marlborough

Purpose of Report

1. The Area Board is asked to consider an application submitted by Marlborough Town Council for the transfer of Coopers Meadow, Marlborough (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 Marlborough Town Council is attached at Appendix 2 and relates to the transfer of Coopers Meadow, 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 Nick Fogg, 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 owns the freehold interest in the land but it is subject to a lease to Marlborough Town Council for 99 years from 5th June 1987.
 - 9.2 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. As the applicant is a town council the freehold interest will be transferred.
 - 9.3 If the land is sold for a value which exceeds agricultural value any excess money is to be passed on to the original sellers.
 - 9.4 As the land is open space/amenity land the applicant will have to bear the cost of a public notice to be inserted in the local paper advertising the disposal.
 - 9.5 The land has no value other than as amenity land and Marlborough Town Council is already maintaining it. Therefore, there are no financial implications.

Recommendation

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

Andrew Jack

Marlborough Community Area Manager
