

WILTSHIRE COUNCIL

ITEM 13a

AMESBURY AREA BOARD
21 OCTOBER 2010

COMMUNITY ASSET TRANSFER
THE MEADOW VIEW PLAY PARK, WINTERBOURNE STOKE
APPLICATION FROM WINTERBOURNE STOKE PARISH COUNCIL

Executive Summary

This report deals with an application for the transfer of The Meadow View Play Park in Winterbourne Stoke (SP3 4SS) to Winterbourne Stoke Parish Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Winterbourne Stoke Parish Council for the transfer of The Meadow View Play Park in Winterbourne Stoke (see map attached at Appendix 1). 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

The Area Board is recommended to approve the transfer subject to the following conditions :

- (a) that the terms and conditions contained within the existing lease are maintained
- (b) that the asset continue to be used for community purpose.

KAREN LINAKE

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Winterbourne Stoke Parish Council for the transfer of The Meadow View Play Park in Winterbourne Stoke (see map 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 strengthening 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 Winterbourne Stoke Parish Council is attached at Appendix 2 and relates to the transfer of The Meadow View Play Park in Winterbourne Stoke.
7. The application was submitted in accordance with the Council's Community Asset Transfer 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 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.
10. Strategic Property Services have no objection to this transfer, on the basis that :
 - (a) the terms and conditions contained within the existing lease are maintained
 - (b) the asset continues to be used for community purpose.

Main issues for consideration by the Area Board

11. The main issues for the board to consider are:
 - (a) under the terms of the current lease on this land, Winterbourne Stoke Parish Council already has responsibility for most of the area
 - (b) Wiltshire Council currently cuts the grass and Winterbourne Stoke Parish Council provide and maintain play equipment on the site
 - (c) the play area is (and will continue to be) primarily for young people to play in. A secondary use of the park (as currently) will be for village events
 - (d) there are no facilities such as electricity or water at the site, but neither of these are required
 - (e) the residents of the village, including those living nearby, support the parish council's application
 - (f) the parish council already has insurance to cover all aspects of their duties, RoSPA carry out annual inspections of the play equipment and parish councillors each take responsibility for weekly checks of the play area
 - (g) no known covenants exist on this piece of land that would conflict with this application
 - (h) at present, the parish council pays for the up keep, maintenance and running costs of the play park from the precept. This is supported by local volunteer labour when needed. There is likely to be only nominal cost to the parish council for the transfer of the asset.
 - (i) future management will be the responsibility of the parish council, with the events committee overseeing use of the park for village events

Legal Implications

12. All legal implications have been detailed in the report at paragraphs 7 – 11.

Financial Implications

13. There will be a nominal sum charged by Wiltshire Council to Winterbourne Stoke Parish Council for the transfer of the land.

Recommendation

14. Having carefully considered the application and the views of Council officers, the Area Board is recommended to approve the transfer subject to the following conditions:
 - (a) that the terms and conditions contained within the existing lease are maintained
 - (b) that the asset continue to be used for community purpose.

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