

WILTSHIRE COUNCIL

AGENDA ITEM NO. 09

TIDWORTH AREA BOARD

DATE: 15 NOVEMBER 2010

COMMUNITY ASSET TRANSFER
THE ROSE GARDEN, LUDGERSHALL (formerly public conveniences)

Executive Summary

This report deals with an application for the transfer of The Rose Garden to Ludgershall Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Ludgershall Town Council for the transfer of The Rose Garden, located at the junction of the A342 with Station Approach, Ludgershall, SP11 9QD (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 at nil cost, subject to a condition that the site is maintained for the benefit of the community in perpetuity and subject to no objections being raised by Strategic Property Services or other Wiltshire Council departments.

Val Powley

Tidworth Area Community Area Manager

COMMUNITY ASSET TRANSFER
THE ROSE GARDEN, LUDGERSHALL (formerly public conveniences)

Purpose of Report

1. The Area Board is asked to consider an application submitted by Ludgershall Town Council for the transfer of located at The Rose Garden, located at the junction of the A342 with Station Approach, Ludgershall, SP11 9QD (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 Ludgershall Town Council is attached at Appendix 2 and relates to the transfer of The Rose Garden, located at the junction of the A342 with Station Approach, Ludgershall, SP11 9QD.
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. The full response from the relevant service departments is awaited. Local consultation has been undertaken by the applicant in accordance with the application checklist.

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. Details awaited.

Main issues for consideration by the Area Board

11. The site is non-strategic and therefore the Area Board has the authority to approve, refuse or approve with conditions the proposal to dispose of the site to Ludgershall Town Council.
12. The Town Council wish to maintain the site as a quiet partially walled garden with seating in the centre of Ludgershall for the benefit of all the community.
13. The site has been maintained as a garden by Ludgershall Town Council for a number of years under an agreement with Kennet District Council.
14. No concerns have been raised by the owners of the adjoining property or the businesses on the opposite side of the road.
- 15.** The quiet garden will be on the Town Council's insurance for public liability and the Council will inspect the garden on a regular basis in accordance with Health and Safety legislation.

Recommendation

- 1) Having carefully considered the application and the views of Council officers, the Area Board is invited to approve the transfer of the land at nil cost, subject to a condition that the site is maintained for the benefit of the community in perpetuity and subject to there being no objections being raised by Strategic Property Services or other Wiltshire Council departments. .

Val Powley
Tidworth Area Board Manager
3 November 2010