

Report to	Chippenham Area Board
Date of Meeting	23rd July 2018
Title of Report	Community Asset Transfer

Executive Summary

This report deals with the Chippenham Area Board decision on 13th March 2017 to support the application for the transfer of the land in Chippenham near Chippenham Town Football Club (CTFC) in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

Chippenham Area Board is asked to agree a supplement to the decision in connection with the Area Board meeting of 13th March 2017. See Appendix 3

Reasons For Proposal

The original decision of the Area Board of 13 March 2017 gave authority for the Community Asset Transfer of the Council's land, proposed by the Club for a car park, on the premise that the Club would be granted a new lease of their ground by their landlord and the term for each lease would run co-terminus in accordance with the principles of good estate management. See Appendices 1 and 2.

The supplemental recommendation below is requested as subsequent to the Area Board decision, the Club has suggested there may be an opportunity to acquire their football ground as an alternative to a new lease of the Club's ground with their landlord.

The Council's Legal Unit has advised that the wording of the original Area Board decision providing the authority to lease the land to the Club for a car park only covers the outcome where the Club are granted a new lease of their ground rather than buy it from the landlord. The recommendation below accommodates for both possible outcomes. All other conditions and provisions of the original Area Board decision on this matter would stand.

Recommendation

Supplementary to the Area Board decision of 13th March 2017, to authorise the Solicitor of the Council to execute all documentation needed to implement the transfer of a lease to Chippenham Town Football Club of the land for car parking uses for a period of 17 years (or such other period as runs co-terminus with CTFC new lease with their landlord) and upon such terms as Wiltshire Council Estates considers reasonable. If the circumstances arise, the Solicitor of the Council may execute all documentation needed to implement the grant a lease for a similar period and upon such terms as Wiltshire Council Estates considers reasonable in the event of the Club completing the freehold or long leasehold of their ground from their landlord. All other provisions and conditions of the original Area Board decision of 13th March 2017 to remain.

Appendices:	Appendix 1 – Map Appendix 2 – Community Asset Transfer application Appendix 3 – Excerpt form Minutes of Chippenham Area Board meeting 13 th March 2017
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