

CORSHAM AREA BOARD
1 DECEMBER 2011

COMMUNITY ASSET TRANSFER

Five Plots of Land at Corsham

Executive Summary

This report deals with an application for the transfer of five areas of land at Corsham to be transferred to Corsham Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Corsham Town Council for the transfer of five areas of land in Corsham.

Reasons For Proposal

This proposal supports and implements Wiltshire Council's Community Asset Transfer Policy.

Recommendation

To approve the transfer of the parcels of land listed as :

Priory Cross allotments,
The Ridge allotments
Rudloe Play Area
Dicketts Road play areas
Westwells Road, Neston

David Roberts
Corsham Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Corsham Town Council for the transfer of five areas of land at Corsham (see plans attached at Appendices 1-5).

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 Corsham Town Council relates to the transfer of four parcels of land originally leased from North Wiltshire District Council (NWDC) and one which has been looked after by Corsham Town Council on an informal basis. The sites formerly leased from NWDC are Priory Cross allotments, The Ridge allotments and Rudloe and Dicketts Road play areas. The area which has been looked after on an informal basis is the play area at Westwells Road,
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 views of Council officers

9. On behalf of the Council, Strategic Property Services (who have overall responsibility for the Council's estates and property) have provided the following observations to the Area Board.
 - 9.1 Corsham Town Council has maintained these parcels of land for a number of years.
 - 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.
 - 9.3 The land has no value other than as amenity land or allotments and Corsham Town Council will maintain it. Therefore, there are no financial implications.

Recommendation

10. To approve the transfer.

David Roberts

Corsham Community Area Manager
