

Wiltshire Council

Warminster Area Board

8 March 2012

**Community Asset Transfer
Land at Knook**

Purpose of Report

1. The Area Board is asked to consider an application submitted by Heytesbury Imber & Knook Parish Council for the transfer of land adjoining 12 Knook, Knook (see plan 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 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 Heytesbury Imber & Knook Parish Council is attached at Appendix 2 and relates to the transfer of land adjoining 12 Knook, Knook for community use.
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 Newbury, 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 The property has been unofficially as a village amenity/play area for many 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. The Parish Council will maintain the area. Therefore, financial implications are limited to the transfer of the cost of maintenance (currently minimal) to Heytesbury Imber & Knook Parish Council.
 - 9.4 The transfer will be subject to an agreement with Selwood Housing Society to replace the existing sewage disposal system for the adjacent houses within the area which has been requested.

Recommendation

10. To approve the transfer.

Jacqui Abbott

Warminster Community Area Manager
