

WARMINSTER AREA BOARD
8 NOVEMBER 2012

COMMUNITY ASSET TRANSFER

Land Adjoining Assembly Room, Warminster

Executive Summary

This report deals with an application for the transfer of land adjoining the Assembly Room, Warminster to be transferred to Warminster Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by Warminster Town Council for the transfer of land adjoining the Assembly Room, Warminster. The applicants' proposal is set out at Appendix I.

Reasons For Proposal

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

Recommendation

To approve the transfer subject to the matters referred to in paragraph 9 of the report.

Jacqui Abbott
Warminster Community Area Manager

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Purpose of Report

1. The Area Board is asked to consider an application submitted by Warminster Town Council for the transfer of land adjoining the Assembly Room, Warminster (see plan and proposal at Appendix 1)

2. Background

3. 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.
4. 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.
5. 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.
6. 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

7. The application from Warminster Town Council is attached at Appendix 1 and relates to the transfer of land adjoining the Assembly Room, Warminster.
8. The application was submitted in accordance with the Council's application process and meets the requirements for consideration by the Area Board.

9. 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 Pip Ridout, the local member, has been apprised.

The views of Council officers

10. 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 land contains a number of mature trees which are subject to a tree preservation order.
 - 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 and Warminster Town Council will take over maintenance. Therefore, financial implications are limited to the maintenance cost previously incurred by Wiltshire Council being transferred to Warminster Town Council.

Recommendation

11. To approve the transfer.

Jacqui Abbott
Warminster Community Area Manager
