

**WILTSHIRE COUNCIL**

**ROYAL WOOTTON BASSETT & CRICKLADE AREA BOARD  
23 JANUARY 2013**

---

**COMMUNITY ASSET TRANSFER**

**Land at Swindon Road, Royal Wootton Bassett**

**Executive Summary**

This report deals with an application for the transfer of land at Swindon Road, Royal Wootton Bassett to be transferred to Royal Wootton Bassett Town Council in accordance with Wiltshire Council's Community Asset Transfer Policy.

**Proposal**

The Area Board is asked to consider an application submitted by Royal Wootton Bassett Town Council for the transfer of land at Swindon Road Royal Wootton Bassett.

**Reasons For Proposal**

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

**Recommendation**

To approve the transfer.

**Penny Bell**

Royal Wootton Bassett & Cricklade Community Area Manager

## **WILTSHIRE COUNCIL**

### **ROYAL WOOTTON BASSETT & CRICKLADE AREA BOARD**

---

#### **COMMUNITY ASSET TRANSFER**

##### **Land at Swindon Road, Royal Wootton Bassett**

#### **Purpose of Report**

1. The Area Board is asked to consider an application submitted by Royal Wootton Bassett Town Council for the transfer of land at Swindon Road, Royal Wootton Bassett. The application is attached at Appendix 1 and the land is shown edged red on the plan 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 Royal Wootton Bassett Town Council relates to the transfer of land at Swindon Road, Royal Wootton Bassett.
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. Cllrs Groom, Doyle and Roberts, the local members, have 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 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.
  - 9.2 The land is crossed by a public footpath.
  - 9.3 The western end of the property is subject to an electricity wayleave.
  - 9.4 The terms of the contract for the sale of the Rugby Club site in Stoneover Lane to Taylor Wimpey UK Ltd. entitle it to use the land for environmental mitigation measures to protect great crested newts during the development of the Rugby Club site.
  - 9.5 Due to the constraints listed above the land has no value other than as amenity land and Royal Wootton Bassett Town Council will maintain it. Therefore, there are no financial implications.

#### **Recommendation**

10. To approve the transfer.

#### **Penny Bell**

Royal Wootton Bassett & Cricklade Community Area Manager

---