

**WILTSHIRE COUNCIL**

**ROYAL WOOTTON BASSETT & CRICKLADE AREA BOARD  
DATE 26<sup>TH</sup> NOVEMBER 2014**

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**COMMUNITY ASSET TRANSFER**

**Land at Marlowe Way, Royal Wootton Bassett**

**Executive Summary**

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

**Proposal**

The Area Board is asked to consider a transfer of land at Marlowe Way, Royal Wootton Bassett to Royal Wootton Bassett Town Council.

**Reasons For Proposal**

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

**Recommendation**

To approve the transfer.

**John Price**

Estate Officer, Asset Management & Corp Building Programme

**COMMUNITY ASSET TRANSFER**

**Land at Marlowe Way, Royal Wootton Bassett**

**Purpose of Report**

1. The Area Board is asked to consider the transfer of land at Marlowe Way, Royal Wootton Bassett (see plan attached at Appendix 1).

**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 proposal before the Area Board**

6. Royal Wootton Bassett Town Council (RWBTC) has been offered a sculpture and needs land on which to site it. A suitable location on Wiltshire Council land has been identified and it is considered that the most appropriate way of dealing with the matter is for Wiltshire Council to transfer the land edged red on the plan to RWBTC in accordance with the Community Asset Transfer policy.
7. The Community Area Manager has consulted with Strategic Property Services, who have undertaken appropriate consultation with service departments across the Council. Councillor Mary Champion, the local member, has been appraised.

### **The views of Council officers**

8. 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. The land forms part of a collection of areas of open space in the adjoining housing estate.
10. As the land is open space the disposal will have to be advertised in the local paper. RWBTC will be required to bear the cost of this.
11. The transfer will be subject to any conditions which may be imposed in the deeds, which have not been checked.
12. There is an easement to R J Leighfield & Sons Limited permitting them to lay a foul sewer and surface water drain at Marlowe Way. The locations of these pipes have been checked prior to committing to a specific location for the sculpture and are shown at Appendix 1.
13. 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.

### **Recommendation**

14. To approve the transfer.

### **John Price**

Estate Officer, Asset Management & Corp Building Programme

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