

Single Member Cabinet Decision

Executive Forward Plan Reference	E3639
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**Land (Stanton Drew Play Area), The Drive, Stanton Drew, Bristol BS39 4DQ–
Recommendation for a Community Asset Transfer of the asset**

Decision maker	Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development
The Issue	Agree the land at The Drive (aka Stanton Drew Play Area) is a suitable asset for transfer to Stanton Drew Parish Council, by way of Community Asset Transfer.
Decision Date	29 August 2025
The decision	<p>The Cabinet Member agrees to:</p> <ol style="list-style-type: none"> Determine that the subject asset be transferred to Stanton Drew Parish Council (SDPC) via a Community Asset Transfer. Delegate to the Head of Corporate Estate, in Consultation with the Section 151 Officer, the power to enter a Community Asset Transfer.
Rationale for decision	<p>The potential CAT will benefit B&NES by removing holding, asset management and maintenance costs. Project resources will transfer to SDPC with funds allocated by SDPC for work in this area when the annual budget is prepared each year.</p> <p>Managing the land will be SDPC’s responsibility with a member of the Parish Council checking the asset on a weekly basis.</p> <p>Local management and responsibility for the assets will improve as a result of Parish Council personal investment.</p> <p>The PC intend to use reserved funds and to seek match funding from local charities to enable a complete replacement of equipment in the play area. Good equipment is expensive; thus, the Parish Council would also try and seek multi-source funding, via nationally available grants. The Parish is in an area that benefits by the existence of two supportive and active Community Funds. Initial enquiries indicate that the local charity trusts would be happy to support an application for equipment that is to be sited on an area if it has a long-term security of tenure. A lease of 15 years would be sufficient.</p>
Financial and budget implications	<p>As evidenced by the social value calculation undertaken, the value created by the CAT outweighs the market rent achievable and therefore B&NES are securing better value as a result of the transfer.</p> <p>A CAT will provide better outcomes all round and enable SDPC more freedom to develop facilities and secure long-term funding in the knowledge they have secured a guaranteed longer tenure (subject to ongoing assessment that community value is maintained).</p>

Issues considered	Sustainability; Property; Corporate;
Consultation undertaken	Ward Councillors; Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	The SMD report forwarded to The Cabinet Member for Economic and Cultural Sustainable Development, s151 Officer, and Monitoring Officer for comment and report amends.
Other options considered	<p>Housing has advised there is clearly potential for a small housing development on the site which would still leave space for a good quality play area and create the added advantage of natural supervision of the play area. Given the scarcity of other Council-owned sites in the area which could enable some rural affordable housing, the Housing team were not comfortable supporting the transfer of the site on a permanent basis as this would deny them the option to explore a development with future Parish leaders.</p> <p>As such it was agreed to offer a 15-year lease to SDPC. Housing can then revisit the site in the near future and are agreeable to the 15-year term.</p> <p>SDPC has confirmed the Parish Council are agreeable to proceeding by way of a 15-year lease term for the Play Area. When the Local Plan is ready to be submitted, the Parish Council will review their Neighbourhood Plan and at that point initiate a Local Housing Need Assessment and consult with Housing.</p>
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	Councillor Paul Roper Cabinet Member for Economic and Cultural Sustainable Development Bath and North East Somerset Council
Date of Signature	29 August 2025

Subject to Call-in until 5 Working days have elapsed following publication of the decision

