

Subject: Provision of Community Facilities
In Edenfield

Status: For Publication

Report to: The Cabinet

Date: 21st February 2007

Report of:
Executive Director of Resources

Portfolio Holder: Finance and Risk Management

Key Decision: No

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 To seek approval to the proposed grant of lease of the Council's land to facilitate the development and enhancement of community facilities in Edenfield.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report are linked to and support the following corporate priorities.

- *Improving leisure facilities in the Borough, through the use of the Council's assets to support the securing of investment to improve facilities.*

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 The issues considered in this report highlight the following risks associated with the totality of this project.
- *Ability to secure external funds on sufficient scale is always a risk in projects such as this. However, the promoters of the project are engaged with Groundwork Rossendale who have a significant record of success in securing such funding.*
 - *Ability to deliver a project within the required timescale. This is clearly a risk and the promoters of the project have, for some time, been seeking to identify an interim solution should this not be possible.*

4. BACKGROUND AND OPTIONS

- 4.1 The background of the approach by Edenfield and District Community Association was set out in the report to Cabinet dated 19th September 2006.
- 4.2 Discussions have continued between Council Officers and members of the Association. Whilst funding for the proposed Community Centre has not yet been identified by the Association, they will be in a better position to secure funding if lease terms are in place.
- 4.3 It is proposed to grant the Association a lease of the playing fields for a term of 50 years at a nominal ground rent of £5 per annum, the execution of the lease to be subject to the Association securing funding for the new Community Centre, the design to be submitted for the approval of Rossendale Borough Council. The Association will be required to complete the development of the proposed Community Centre within an acceptable timescale and will be responsible for the maintenance and up keep of the entire site to the Councils satisfaction.
- 4.4 In the September 2006 report, the Councils powers of disposal were detailed in paragraph 6.1 – 6.7 together with the statutory requirements to publish notice of the proposed disposal of public open space.

5. COMMENTS OF THE HEAD OF FINANCIAL SERVICES

- 5.1 The position remains as commented in the September 2006 Cabinet report that there is little or no financial impact on the Council given both the nature of the proposal and the current use of the proposed site (i.e. a recreation ground).

6. COMMENTS OF THE HEAD OF LEGAL AND DEMOCRATIC SERVICES

- 6.1 The legal implications are as set out in the Report.

7. COMMENTS OF THE HEAD OF HUMAN RESOURCES

- 7.1 No HR Implications.

8. RECOMMENDATION(S)

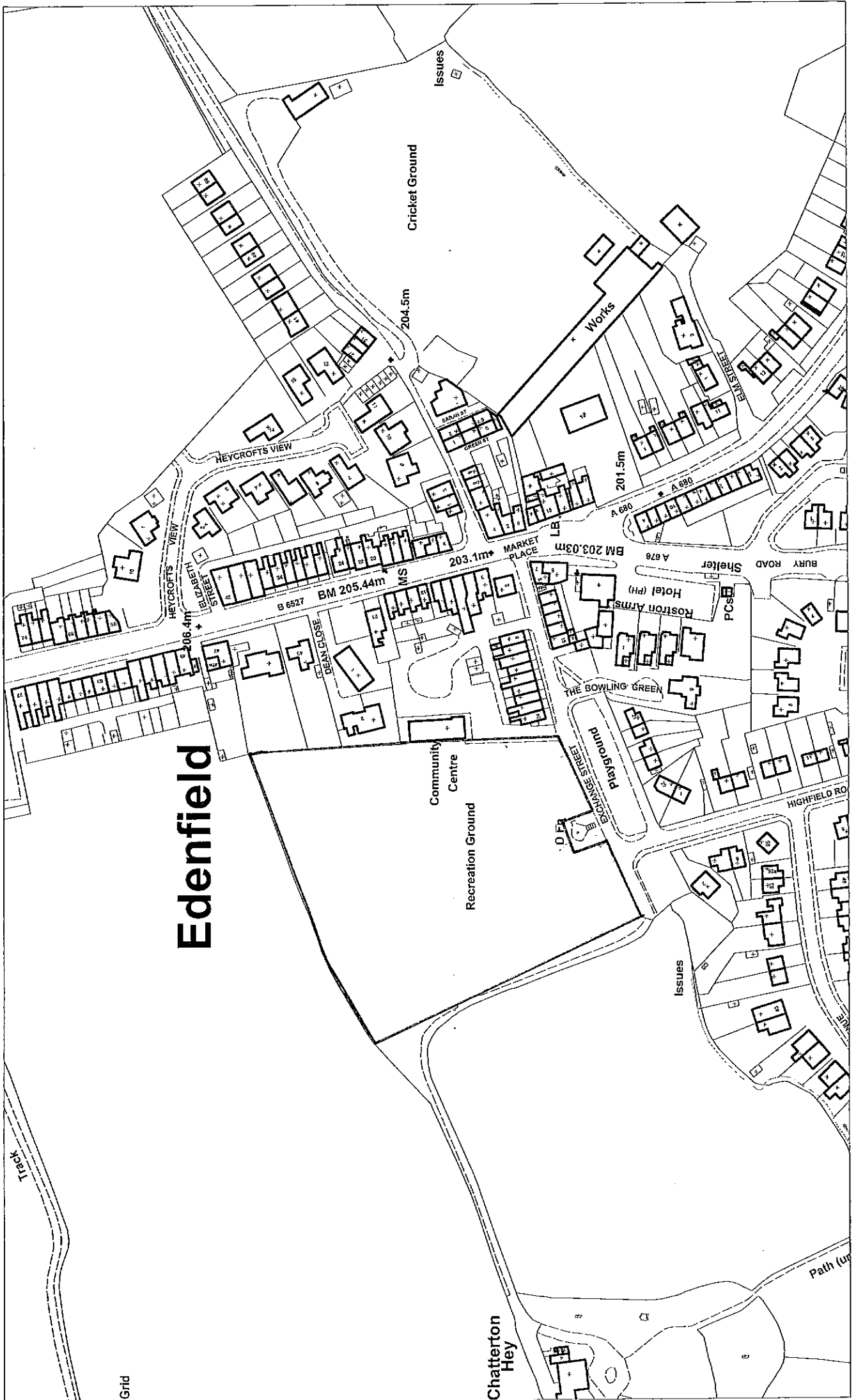
- 8.1 The Cabinet is recommended to approve the proposed lease terms as set out in paragraph 4.3 of this report.

9. CONSULTATION CARRIED OUT

Contact Officer	
Name	Mike Forster
Position	Property Services Manager
Service / Team	Facilities Management / Legal and Democratic Services
Telephone	01706 252442
Email address	michaelforster@rossendalebe.gov.uk

Background Papers	
Document	Place of Inspection
Correspondence with Edenfield and District Community Association	Futures Park Offices

Edenfield



Grid

Chatterton
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