

Management Committee

18th April 2017

Land and Building at Granby Close, Westhaven, Weymouth, Dorset

For Decision

Briefholders

Cllr Jeff Cant – Finance and Assets
Cllr Andy Blackwood – Community Facilities

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

Jon Morgan, Interim Senior Estates Surveyor

Statutory Authority

Legal Power to dispose of the land - s123 (2) and s 128 (1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003.

1. Purpose of Report

- 1.1 To consider the grant of a new Lease for 50 years to the Scout Association Trust on behalf of the Weymouth West Scout Group.

2. Recommendations

- 2.1 To agree to the grant of a new 50 year lease for the site currently leased and licenced to the scouts and as shown on the attached site plan.
- 2.2 To agree that the final terms of the lease be delegated to the Strategic Director (Martin Hamilton) in conjunction with the Briefholder for Community Facilities and the Briefholder for Finance and Assets.

3. Reason for Decision

- 3.1 The scouts occupancy is due to terminate shortly due to lease nearing the end and they require a new longer lease for certainty and to ensure the continuity for their Community use.

4. Background and Reason Decision Needed

- 4.1 The Scout Association currently have a lease of the main site area for a period of 21 years from 20th May 1996 on a full repairing and insuring lease. There is a separate licence which can be terminated by the landlord. The rent currently passing in total is £100 per annum.
- 4.2 The site could be considered for an alternative use, but there is currently no planning consent to do so, and any consent would take time to obtain. To resist a new lease the council would have to have this in place and a clear intent to redevelop. Until then the scouts could legally seek a new shorter lease, but this would not give them any security for the future.
- 4.3 The site is considered potentially suitable for low value housing but there would be access issues to overcome. The Community use is established and the loss to the Community is believed to outweigh the likely return should planning permission be obtained and access issues resolved.
- 4.4 At present the low income against the costs of demanding this and managing the site have been considered as part of a review of underperforming Assets with development potential.
- 4.5 On balance given the time delays for any redevelopment, the difficulties in achieving planning consent and the current beneficial community use, it is recommended that the current use remains and that this is protected by the grant of a longer lease.
- 4.6 In order to avoid excessive management costs, the new 50 year lease, if agreed, would have a single, initial year, one off payment of £1,000 and annual rent of one peppercorn if demanded. There would be no rent reviews or break clauses.
- 4.7 To ensure the use remains, the site and building would only be allowed to be used for Scout Association use or other Community use (this is required to allow them to access Grants) but we will exclude industrial or residential uses. There would be no assignment or sub lettings of whole or part permitted.

5. Financial Implications

- 5.1 There would be Officer and other costs for pursuing an alternative use and the Capital receipts would not be significant.
- 5.2 The one off payment would equate to effectively 10 years' rent on current terms, but the single payment would minimise the costs of collection. Thereafter the scouts could then use their funds for maintenance and other activities.

6. Other Considerations:

7. Legal/Statutory Power

- 7.1 Legal power to dispose of the land – S123 (2) and S128(1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003.

8. Human Resources

- 8.1 There will be some officers' time utilised in concluding the new Lease agreement and for terminating the existing Licence.

9. Risk Management (including Health & Safety)

- 9.1 A continuation of the existing arrangements in place whereby the scouts are responsible for day to day use.

10. Reputation, including Communications and Consultation (Including comments from unions on decisions affecting staffing arrangements)

- 10.1 The council are positively supporting a youth based community facility for the longer term.

11. Equalities

N/A

12. Crime and Disorder

N/A

13. Economic Impact Assessment

- 13.1 Is the proposal likely to lead to an increase in the level of skills needed in the local workforce? No
- 13.2 Is the proposal likely to lead to growth in local employment? No
- 13.3 Is the proposal likely to lead to growth in the number of businesses? No
- 13.4 If the overall economic implications are seen as negative what mitigating factors have been considered? N/A

14. Corporate Plan (links to corporate aims & priorities)

- 14.1 B3. Facilitating sustainable leisure, culture and community activities

15. Environmental considerations

- 15.2 The occupation of the site will be a continuation of the existing occupation.

16. Economic Development

N/A

17. Consultation and Engagement

N/A

18. Appendices

N/A

19. Background Papers

N/A

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Date: 28th March 2017