

Cheltenham Borough Council

Cabinet

Disposal of Sports Pavilion and Playing Fields at King George V Playing Fields, Brooklyn Road, St Marks

Accountable member	Cabinet Member for Finance
Accountable officer	David Roberts (Head of Asset & Property Management)
Ward(s) affected	St Mark's
Key/Significant Decision	No
Executive summary	An offer has been made to the council to undertake renovation of a burned out and derelict sports pavilion at King George V Playing Field, Brooklyn Road, to provide a sporting facility for Rowanfield Rovers AFC: a youth sports club., in return for a 10 year lease of the pavilion and junior sports pitch. The land is identified as Open Space and has been advertised in accordance with S123(2A) Local Government Act 1972 (and it is confirmed that no objections to the disposal were received).
Recommendation	That Cabinet Resolves: 1. That, there having been no objections to the S123 notice inserting in the Public Notice section of the Gloucestershire Echo and published 29th October 2015 and 5th November 2015, Cabinet approves the leasehold disposal of the land and building shown edged red on the plan which accompanies this report
Financial implications	A new rental stream of £3k pa will be received for 10 years as a result of this arrangement. The cost of repairing and maintaining the building for the duration of the lease will be borne by the tenant. Contact officer: nina.philippidis@cheltenham.gov.uk 01242 264121

Legal implications	<p>Section 123(2A) of the Local Government Act 1972 requires a local authority to advertise its intention to dispose of public open space by placing notice in the local paper for two consecutive weeks and consider any objections to the proposed disposals. The Notices were placed as set out in paragraph 1.6 and no objections were received.</p> <p>The Constitution requires that the decision to dispose of public open space (including leasehold disposals) is made by Cabinet.</p> <p>Contact officer: Rose Gemmell, rose.gemmell@tewkesbury.gov.uk, 01684 272014</p>
HR implications (including learning and organisational development)	<p>None arising from this report</p> <p>Contact officer: Julie.mccarthy@cheltenham.gov.uk, 01242 264355</p>
Key risks	<p>None, as there have not been any objections to the advertisement.</p> <p>There will not be any future building insurance risks as the property will sit on the Councils block policy.</p>
Corporate and community plan Implications	<p>Renovation and use of the site will encourage sporting activities for the youth in the local area..</p>
Environmental and climate change implications	
Property/Asset Implications	<p>As detailed within the report.</p> <p>The previous tenants occupied by means of a ground lease and erected the building themselves, unfortunately they did not take out any building insurance. As a result of a fire the tenants abandoned the property and as a consequence the property including the building has now become the responsibility of CBC.</p> <p>It is the intention that at the grant of the new lease that the building insurance cover will sit on the Councils block policy, and the premium recovered from the tenant. However should the tenant wish to arrange the insurance cover then property services will obtain proof from the tenant that up to date and adequate cover is in place.</p> <p>Contact officer: david.roberts@cheltenham.gov.uk</p> <p>01242 264151</p>

1. Background

- 1.1 The pavilion at St Mark's Playing Field was subjected to an arson attack in late 2014. The premises roof was burned out along with the interior, which resulted in the building becoming unusable.
- 1.2 The premises was leased to an amateur organisation which was unable to repair the premises and subsequently surrendered the premises at the end of the lease in August 2015
- 1.3 The building and associated junior football pitch was marketed by a local commercial property

agent as a local sporting opportunity. Rowanfield Juniors AFC is prepared to carry out remedial works to the building and operate as a junior football club by way of a lease of the building and land.

- 1.4 A public notice, copies of which are contained within appendix 1, was placed in the Gloucestershire Echo during the weeks of 29 October 2015 and 5 November 2015 and no comments were received by the end date for representations.

2. Reasons for recommendation

- 2.1 Rowanfield Juniors AFC is willing to undertake works that will see the pavilion refurbished for use as a junior club-house.
- 2.2 The club is keen to develop junior football teams and this venue will provide an opportunity for it to do so.
- 2.3 There having been no objections to the public notice published in the Gloucestershire Echo it is recommended that Cabinet approves the aforesaid disposal of open space.

3. Alternative options considered

- 3.1 The building is in a poor state of repair and the council could consider demolition of the building as an alternative. This would deprive the area of a potential club-house and less accommodation for organisations to operate from.

4. Consultation and feedback

- 4.1 Ward Members have been consulted and have been supportive of the proposals
- 4.2 Rowanfield AFC has also had support from Cheltenham Connect, and Gloucestershire Constabulary -neighbourhood policing

5. Performance management –monitoring and review

- 5.1 None

Report author	Contact officer:chris.finch@cheltenham.gov.uk, 01242 264109
Appendices	<ul style="list-style-type: none"> 1. Risk Assessment 2. Appendix 1 –Copy of advert 3. Appendix 2 Plan
Background information	1. None

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
	None associated with this report										

Explanatory notes

Impact – an assessment of the impact if the risk occurs on a scale of 1-5 (1 being least impact and 5 being major or critical)

Likelihood – how likely is it that the risk will occur on a scale of 1-6
 (1 being almost impossible, 2 is very low, 3 is low, 4 significant, 5 high and 6 a very high probability)

Control - Either: Reduce / Accept / Transfer to 3rd party / Close