

Property Sub-Committee – 5th October 2022

Recommendations by Mark Deaville - Cabinet Member for Commercial Matters

Item Title

Lease of Skate Park at the former Burntwood Youth Centre

Property PID 2938

Electoral Division

Burntwood South

Local Member

Cllr Mike Wilcox

Recommendations

The grant of a Lease of the skate park at the former Burntwood Youth Centre to Lichfield District Council with any and all actions to agree the terms of the lease and implement the decision to be delegated to the Assistant Director for Commercial and Assets.

Transaction Summary**1. Current Arrangements**

Holding over on previous lease to Lichfield District Council for the provision of a skate park.

2. Proposals

To grant a further lease at peppercorn to Lichfield District Council to permit the continued use of the skate park until the 31st March 2023.

3. Undervalue Transaction

The transaction is for nil value, it is not an undervalue transaction for the purpose of S123 of the Local Government Act 1972 because it is a short-term lease and not a disposal.

Supporting Details

4. Background Information

On the 12th September 2016 Staffordshire County Council granted a lease of the skate park to Lichfield District Council for a term of 5 years. This lease expired on the 31st March 2021 but Lichfield District Council have remained in occupation.

It is proposed that a new lease will be granted to Lichfield District Council, substantially on the same terms, until the 31st March 2023 so that the skate park can continue to be used by the community until the site is redeveloped.

The site is currently being considered for a new health centre development and if appropriate the council will look to demolish the skate park and the former youth centre at the same time to keep costs down.

Term: Completion of the lease until the 31st March 2023

Rent: £1 per annum (if demanded)

Security of Tenure: Excluded from Landlord and Tenant Act 1954 protection

Permitted Use: as a recreational area including skate park and parkour equipment for community use.

Alienation: Assignment of whole only with SCC's consent.

5. Alternative Options

None considered. This option enables the skate park to continue to be provided by Lichfield District Council for the benefit of the community until the proposed redevelopment of the site.

Lichfield District Council have indicated they may not re provide the skate park but will reutilise the parkour equipment and move it to another location.

6. Implications of transaction for County Council (Risks)

The lease will regularise the occupation of the skate park by Lichfield District Council following the expiry of the term of the previous lease.

7. Community Impact *

The grant of the lease will ensure that the skate park remains open and available to the public until the 31st March 2023.

8. Comment by Local Member

Mike Wilcox (Burntwood North)

I fully support the proposals going to Cabinet.

9. Proposal supported by Assistant Director for Commercial and Assets

Signed:



Name: Ian Turner

Date: 12/9/22

10. Valuer/Officer advising on this transaction

Signed: N/A

Name:

Date:

11. Background Documents

Appendix 1: Plan

*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.

