

## ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	<b>Meeting:</b>	<b>Cabinet</b>
2.	<b>Date:</b>	<b>7 November 2012</b>
3.	<b>Title:</b>	<b>Rationalisation of the Property Portfolio: Chislett Youth and Community Centre</b> <b>Ward: Keppel</b>
4.	<b>Directorate:</b>	<b>Resources &amp; Children &amp; Young Peoples Services</b>

### 5. Summary

To seek approval for the surrender of the existing lease and the granting of a new lease on the Chislett Centre on the terms reported.

### 6. Recommendations

**That Cabinet approves:-**

- 1. the Director of Audit and Asset Management negotiates the terms of the proposed new lease as described in the report.**
- 2. the Director of Legal & Democratic Services completes the necessary documentation.**

## **7. Proposals and Details**

An earlier review of the buildings and services of the Youth Service within Children's and Young Peoples Services revealed that a number of buildings were not sustainable within the existing Youth Service budgets.

Chislett Youth and Community Centre, cross hatched red on the attached plans, was identified as one of those buildings identified for closure or if appropriate be taken over by a suitable Voluntary Organisation. The Kimberworth Park Community Partnership expressed their interest in taking on the management and lease of the building.

In June 2011 consent was obtained under the Council's adopted Asset Transfer Policy to grant a seven year lease to Kimberworth Park Community Partnership at a nominal £1 per annum, subject to break options in favour of the Council. These break options, in line the adopted policy, protect the Council's interests should the building be required for service delivery or that the asset be released for a potential capital receipt.

Since June 2011, the Partnership has successfully run the centre for the benefit of the local community, and earlier in the year initiated a local consultation exercise on the future of the Centre. This exercise found there was overwhelming support for the Chislett Centre being developed in ways that meet local needs. Continued support for work with children, young people and their families was seen as a priority, as was developing volunteering opportunities, seen as a way of enabling local people back into employment.

Kimberworth Park Community Partnership has been invited to submit a Stage 2 Big Lottery Reaching Communities – Capital Grant bid after successfully submitting an outline application. The basis of this application will be to upgrade and refurbish the Chislett Centre, in order establish the Centre as a 'community hub' for the delivery of local services and activities, developed and managed by local people and aspiring to the aims identified during the consultation exercise. The partnership is seeking initial funds of £365,000, which could rise to £492,000 by the end of the application process, which will increase the overall lifespan of the building.

In order to qualify for the bid, the Big Lottery requires that a lease of 21 years be in place without any break options before the bid is accepted. This is a requirement to protect the grant provided and ensure that the benefits of the monies are fully realised.

The granting of such a lease without the break options is a diversion from the adopted Asset Transfer Policy, and therefore requires Cabinet Approval to grant the required lease. It is therefore recommended that on this occasion due to the level of investment that is sought, and the community gain that the refurbishment will deliver, then the lease be granted without breaks for 21 years.

## **8. Finance**

As per the adopted Asset Transfer Policy, all legal professional fees incurred by the Council in connection with the surrender and granting of the lease are to be met by Kimberworth Park Community Partnership, which has been estimated to be in the region of £500.

### **Estimated cost of surrender and grant of new lease**

Revenue Costs:      Professional Fees £150  
                             Marketing – N/A  
                             Legal Services - £350  
                             Maintenance costs until disposal – N/A

## **9. Risks and Uncertainties**

If Kimberworth Park Community Partnership is not granted a 21 year lease, then they will be unable to apply for the Big Lottery Reaching Communities Fund. This could jeopardise the long term community aims and objectives of the group, and would also hinder any attempts to obtain funding from alternative sources.

The Chislett centre adjoins an area of Neighbourhoods held Surplus Land to the North, cross hatched blue on the attached plans, which is in the process of being appropriated to Children & Young Peoples Services. This in order to enable the continuation of ad hoc parking by parents who pick up/drop off their children attending the nearby Redscope Primary School, and also for visitors to the Chislett Centre, accessed via the area shaded green on the attached plans. The site also provides the only viable vehicular access to maintain the school grounds.

There is the potential for this site along with the Chislett Centre and the former Domino Public House, which is in private ownership, to be amalgamated into a residential development site. By granting a 21 year lease on the Chislett Centre, this will prevent the comprehensive development for the duration of the lease. There is however still the potential to develop on a smaller scale the remaining amalgamated site.

Should Kimberworth Park Community Partnership not wish to continue in occupation during the life of the lease or at its end, then they Council will be given back a building that will have had a considerable upgrade and extended lifespan.

## **10. Policy and Performance Agenda Implications**

This proposal contributes towards three of the five priorities set out in the Council's Corporate Plan. It will reinforce Rotherham neighbourhoods and communities and ensure community cohesion. It will potentially provide/support new sporting/play and health and wellbeing opportunities for members of the community; and it will improve the existing environment with the reduction in the need to travel to this type of facility

## 11. Background Papers and Consultation

Rationalisation of Property Assets – Report on the Adoption Of An Asset Transfer Policy - Cabinet 20th July 2011

Rationalisation of Property Assets – Report on Chislett Youth and Community Centre To The Capital Strategy and Asset Review Team 29<sup>th</sup> June 2011

Director of Service, Appropriate Ward Members, the Appropriate Area Partnership Manager for the area, were consulted on the 4<sup>th</sup> October 2012 via email and no issues were raised on the contents of the report.

The report was approved by the Finance Manager, Resources on the 4<sup>th</sup> October 2012.

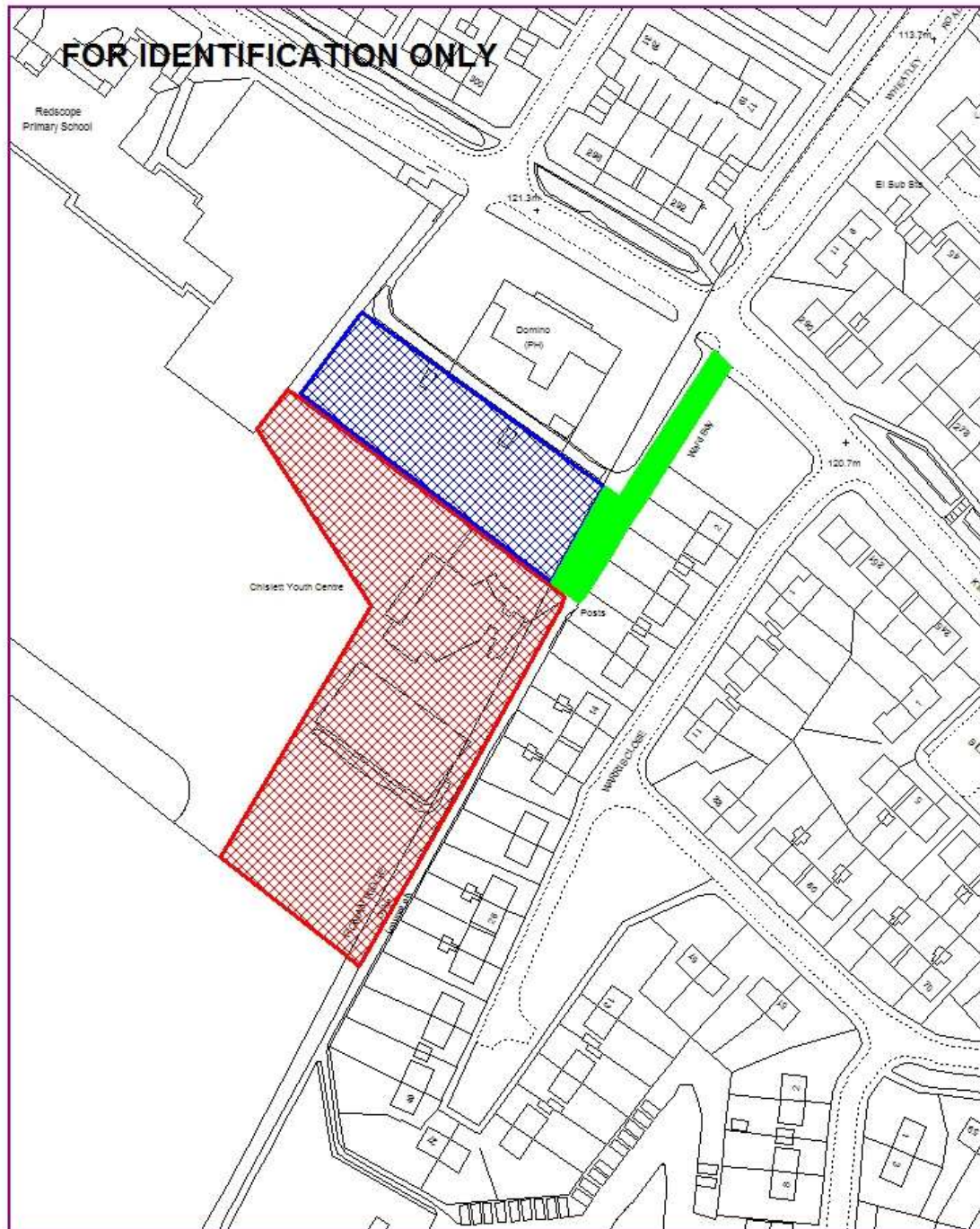
The report was approved by the Director of Legal & Democratic Services on the 17<sup>th</sup> October 2012

Appendix 1 & 2 – Site and Location plan

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## Appendix 1



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Scale 1:1250

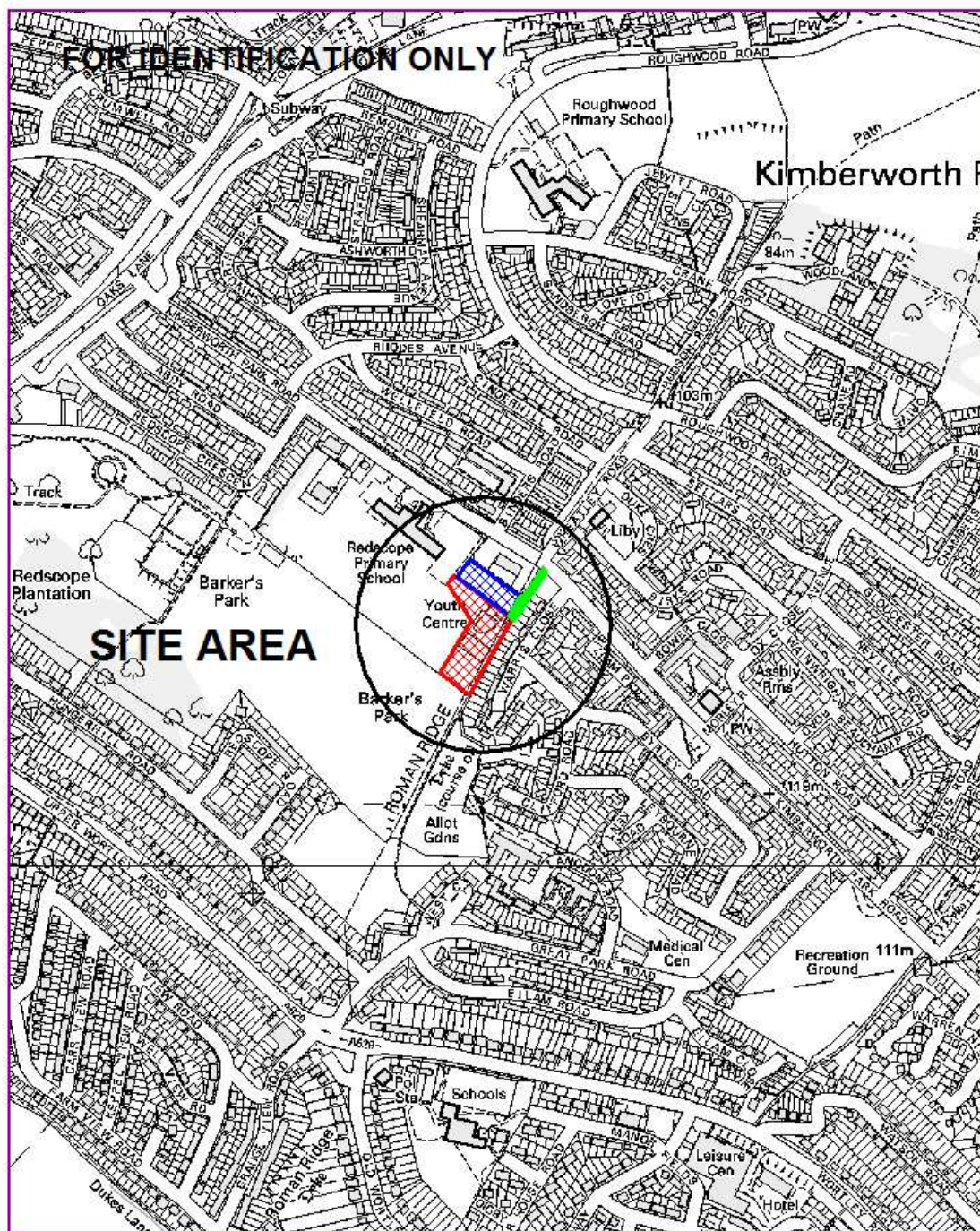
**Chislett Youth & Community Centre**  
Kimberworth Park Road  
Rotherham

**FOR IDENTIFICATION ONLY**  
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**DEED PLAN PURPOSES**

**Rotherham**  
Metropolitan  
Borough Council

## Appendix 2





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