

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO COMMUNITY SERVICES COMMITTEE**

Agenda Item No. 6

meeting date: 11 March 2013
title: LEASE OF LAND AT RIBCHESTER TO ACCOMMODATE A WAR MEMEORIAL
submitted by: JOHN HEAP, DIRECTOR OF COMMUNITY SERVICES
principal author: TERRY LONGDEN, HEAD OF ENGINEERING SERVICES

1 PURPOSE

- 1.1 To consider the granting a lease to Ribchester Parish Council for land on which to site a war memorial.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – to be a well managed Council providing efficient services based on identified customer need.
 - Corporate Priorities – to treat everyone equally and to respect all individuals and their views.
 - Other Considerations – to work in partnership with other bodies in pursuit of the Council's aims and objectives.

2 BACKGROUND

- 2.1 Members will recall that the September meeting of this Committee considered the request from the Ribchester War Memorial Association to site a war memorial on Council land adjacent to the Greenside car park in Ribchester. The location of the site in question and the layout of the memorial now proposed by the association is as shown on the plan attached as Appendix 1 to this report.
- 2.2 Committee approved the request in principle and resolved to delegate authority to the Director of Community Services, in consultation with the Chairman of Committee, to continue with negotiations regarding a licence for the land and other issues.
- 2.3 A licence for the use and occupation of the land was duly offered to the Ribchester Parish Council as a body with legal standing. The intention was that the Parish Council would then in turn offer a licence for the use of the land to the War Memorial Association. A similar chain licence arrangement that enabled the association to excavate trial holes to determine the nature of the ground on the site so that appropriate foundations could be designed was also arranged and agreed.

3 ISSUES

- 3.1 The Ribchester War Memorial Association have submitted an application to the Charities Commission to secure charitable status and also to seek a financial contribution to the funding of the memorial. The Charities Commission is unable however to progress the application for funding as they consider that an annual licence is insufficient surety for the investment of their funds.

- 3.2 The Ribchester War Memorial Association have therefore requested that Ribble Valley Borough Council consider granting a lease of 99 years for the occupation of the site. The association is content with the proposal to arrange for a lease chain from the Borough Council, through the Ribchester Parish Council, to the association. This arrangement would protect the Borough Council from any ongoing responsibility for the memorial once it is constructed. The arrangement of an under lease from the Ribchester Parish Council to the Ribchester Memorial Association would offer a much improved security of tenure and would hence satisfy the related concerns of the Charities Commission.
- 3.3 The Ribchester Parish Council are also content with this lease chain arrangement and they also request that Ribble Valley Borough Council considers the granting of a long lease to them for the land. The Parish Council would then offer the under-lease to the memorial association.

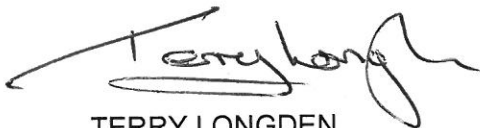
4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The provision of the lease with the lease chain as proposed should ensure that no responsibility for the for the provision or maintenance of the memorial passes to the Borough Council if the Ribchester War Memorial Association is, at some time in the future, dissolved. In this event the liabilities arising out of the site would fall to the Ribchester Parish Council.
- Political & Reputation – The profile of the First World War will rise with the approaching centenary of the declaration of war on the 4 August 2014. The aim of the Ribchester War Memorial Committee is to have the memorial in place for that date. If committee are of a mind to approve the granting of the lease the memorial association believe that, with the support of Ribble Valley Borough Council and Ribchester Parish Council, they can achieve this date

5 RECOMMENDED THAT COMMITTEE

5.1 That the committee authorises the Director of Community Services, in consultation with Chair of Committee to negotiate a lease not exceeding 99 years with the Ribchester Parish Council that would facilitate the construction and maintenance of a war memorial as provided by the Ribchester War Memorial Association on the Borough Council Land, adjacent to the Greenside car park.



TERRY LONGDEN
HEAD OF ENGINEERING SERVICES



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

- Report Ribchester War Memorial to Community Services Committee 3 September 2013
- Minute 236 of the Community Services Committee
- Ribchester War Memorial Association: - Progress Report 28/02/14

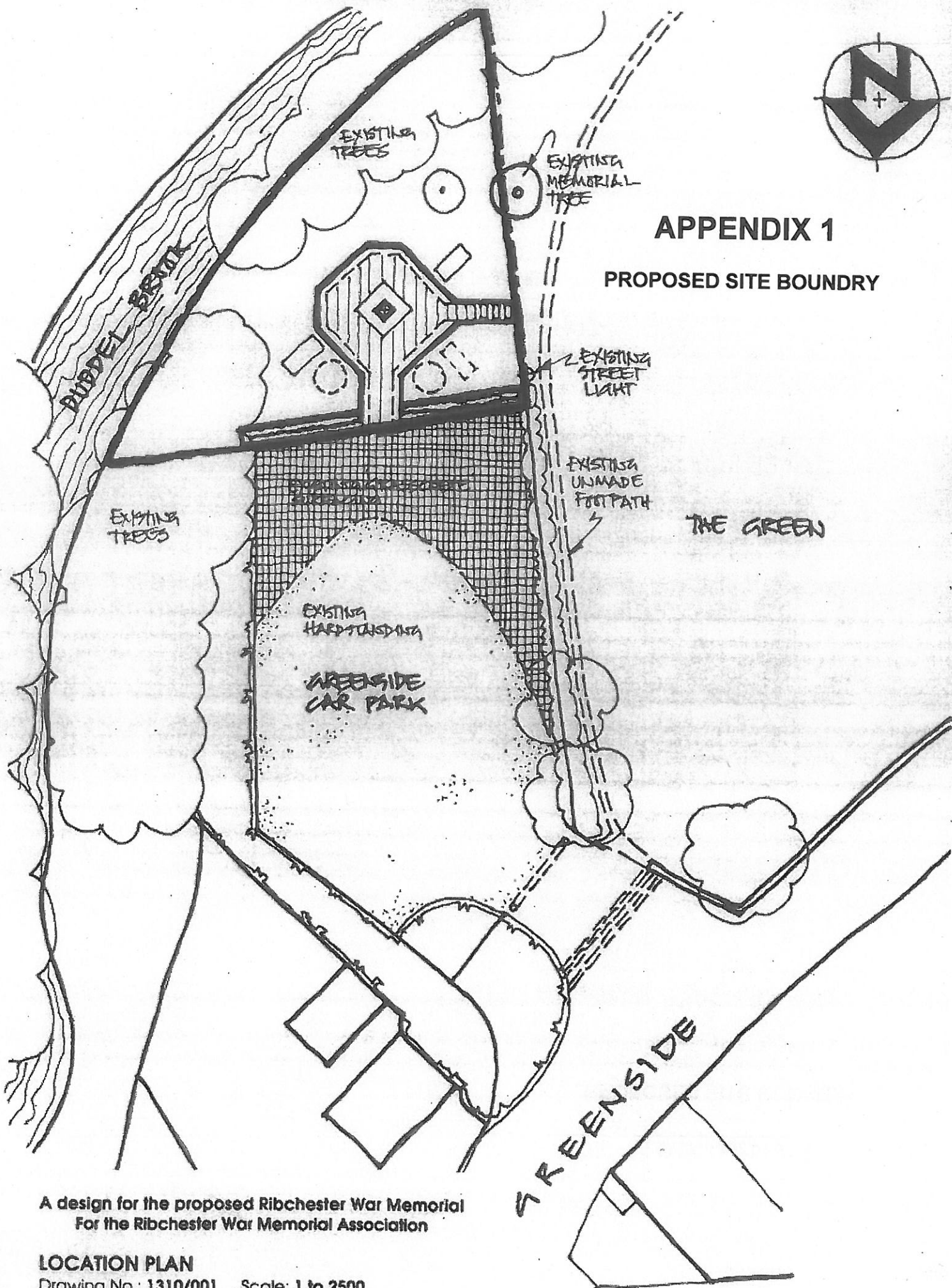
For further information please ask for Terry Longden, extension 4523

REF: TL-/CS/110314



APPENDIX 1

PROPOSED SITE BOUNDRY



A design for the proposed Ribchester War Memorial
For the Ribchester War Memorial Association

LOCATION PLAN

Drawing No.: 1310/001 Scale: 1 to 2500

Drawn: MM Date: November 2013

Marc Mallam BArch(HonsL'pool) MCD RIBA MRTPI FTS