

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No.

meeting date: 2 JUNE 2015
title: LEASE FOR CLITHEROE CASTLE SKATE PARK AREA
submitted by: JOHN HEAP, DIRECTOR OF COMMUNITY SERVICES
principal author: MARK BEVERIDGE, HEAD OF CULTURAL AND LEISURE SERVICES

1 PURPOSE

1.1 To update members on the negotiations to renew one lease. This currently provides the skate park area in the grounds of the Castle for the use by The Grand, to offer the opportunity for young people to use the area. The land itself, which RVBC owns, is leased to The Grand.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To sustain a strong and prosperous Ribble Valley
- Corporate Priorities - To help make people's lives safer and healthier

2 BACKGROUND

2.1 The original lease was let in November 2005. The Grand invested in the development of the skatepark area; this has extended to include a social space on the ground floor under the bowling green café, as well as the hard standing area alongside the skatepark used for football, basketball etc.

2.2 The Grand works with young people to provide activities in the area, and the skatepark area, including a multi games area, is available for young people from the town, and surrounding areas, to use.

2.3 The Council is obliged to try and obtain the best value for tax payers in respect of the assets it has available. Although in the case of this lease, it is a peppercorn rent to reflect the investment in the original capital works and the ongoing commitment by The Grand to the area and the activities provided to young people there. Originally, members took into account the social benefit gained from the activities this arrangement provides for young people in the area, and there is no reason to change that with the new lease.

3 ISSUES

The Grand has asked that the Council continues to work with them in respect of the general area, such as litter picking and any anti-social behaviour picked up via our own CCTV operation.

4 RISK ASSESSMENT

The approval of this report may have the following implications:

- Resources – There is no current valuation for the lease, the cost of getting a District Valuer to provide this would be in the order of £1,000, which is not seen as value for money, in this instance.

- Technical, Environmental and Legal – The Lease would be for a period of 10 years.
- Reputation – members need to consider the role of the Trust in the work it does with young people and the facility which is offered, which provides a useful outlet for the creativity of young people in the area.

5 RECOMMENDED THAT COMMITTEE

Delegates the Director of Community Services to complete the negotiation of the lease, and signs it.

MARK BEVERIDGE
HEAD OF CULTURAL AND LEISURE SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

For further information, please contact Mark Beveridge 01200 414479.

Community Services 2.6.15 MB