

Report of Head of Strategy and Investment

Report to Chief Officer of Property and Contracts

Date: 02/07/2014

Subject: Request to lease land to Guiseley Rangers ARFC on the garage site at Tennyson Street, Guiseley.

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Guiseley	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The garage site at Tennyson Street, Guiseley (highlighted on the attached plan) is vested with Environment and Housing and managed by Housing Leeds. The site houses a number of garage plots which are leased to Council tenants. Guiseley Rangers ARFC also have a changing facility on the site (highlighted as 'Pavilion' on the attached plan) and have recently approached the Council requesting to use another area of land on the site which is not required for garage purposes, in order to build an additional changing facility.
2. The club's existing changing facility has been in situ since 1991 with the knowledge of the local housing office but without any formal lease agreement in place. The club are now aware that a formal lease agreement will need establishing for their existing unit and the use of anymore land would also require a formal agreement.
3. The clubs main reason for requiring extra changing facilities is due to the fact they have expanded considerably over recent years and the existing unit is not big enough to meet their requirements on match days. Furthermore, they have players of both genders to consider and at present this can cause safeguarding issues on match days.

Recommendations

4. It is recommended that the Chief Officer of Property and Contracts gives approval to grant Guiseley ARFC a long term lease for an area of land on the garage site at Tennyson Street, for the purpose of erecting a permanent structure to serve as

changing facilities. Retrospective approval is also required for the club to lease the area which sites their existing changing facility.

5. The terms of lease are to be approved by the Director of City Development.

Purpose of this report

- 1.1 The purpose of this report is to seek approval to lease 3 unused plots on the garage site at Tennyson Street to Guiseley rangers ARFC, for the purpose of installing new changing facilities and also to seek retrospective approval for the club's use of an area of the site which houses their existing changing facility, on terms to be approved by the Director of City Development.

2 Background information

- 2.1 The garage site at Tennyson Street, Guiseley, is vested with the department of Environment and Housing and managed by Housing Leeds. Guiseley Rangers Rugby Club use the playing field adjacent to the site.
- 2.2 The club lease a garage on the site and also have a changing facility (highlighted as 'Pavilion' on the attached plan) located in the south west corner. The existing changing facility has stood on the site since 1991 with the knowledge of the local housing office but without any formal lease agreement in place. A formal agreement will now need to be established for their continued use of this area.
- 2.3 The club have now approached LCC requesting to erect a permanent structure on part of the site which is no longer used for garages. If the proposal is agreed at Panel then the use of the site for their existing unit and the use of the site to erect a permanent structure will be tied together under one formal lease agreement.
- 2.4 Internal consultation regarding this proposal was undertaken on 28/03/2013 where the following comments were made:

Planning: The proposal would require planning permission.

Highways: The changing rooms/cabins should be sited away from the route of the existing culvert and sewer. The parking associated with the playing fields attracts complaints from local residents at present. If the proposals reduce the nuisance and reported obstructions for local residents then they would be welcome but should they intensify the problems then they could not be supported by Highways.

The above Highways comments have been discussed with the clubs manager and as part of the Planning application which has just been approved. The club now have a Legal Contract with a neighbouring club to park on their grounds during match days so that no further parking takes place on the garage site. Furthermore, the club have consulted with local residents regarding the potential siting of a permanent structure on the site; offering for resident's to pass

comments. Only one resident has responded and they were supportive of the proposal.

3 Main issues

- 3.1 The garage site at Tennyson Street, Guiseley, is home to a number of garage plots and also houses Guiseley Rangers ARFC existing changing facility. The existing facility has been in situ since 1991 without any formal lease agreement. The continued use of this area of the garage site, by the club, requires regularising by way of a lease agreement.
- 3.2 The club have recently approached the Council requesting permission to erect a permanent structure in order to provide further changing facilities on an area of land which is no longer used for garage purposes.
- 3.3 The club have obtained Planning Permission for the permanent structure. Following any work on the site the ground would be returned to its original condition as soon as the pipes are connected and the work would be overseen by a Parks and Countryside Recreation Officer. Furthermore the work would not affect any access to the garages on the site.
- 3.4 The department has no operational use for the area of land in question and the lease would generate an annual income for the Council. Furthermore it would regularise the club's current use of the land for their existing changing facility.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Local Ward Members, Area Management and West North West Homes have been consulted and no adverse comments were received regarding the proposal. However Housing Management have requested the club contribute towards the cost of maintaining the access to the site. City Development will be instructed to include this in the lease agreement.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.2 An equality, diversity cohesion and integration screening exercise has been carried out. This has affirmed that equality, diversity, cohesion and integration considerations have been effectively considered in relation to this proposal and that a full impact assessment was not required.

4.3 Council policies and City Priorities

- 4.3.3 If the land is leased to Guiseley Rangers ARFC it would generate an annual income for the Council.
- 4.4 If the proposal is given approval it would support the Council priority of **Best City for Children**, by helping young people to engage in leisure activities which not only improves health but also creates a sense of belonging. The proposal would

also support the Council priority of **Best City for Communities** by increasing a sense of belonging which builds cohesive and harmonious communities and also by increasing the number of people from different backgrounds getting on together in the local area.

4.5 Resources and value for money

The lease of the land would generate an annual income for the council for otherwise unused areas of land.

4.6 Legal Implications, Access to Information and Call In

This report is not eligible for Call in and there are no known legal implications.

4.7 Risk Management

If the proposal is not agreed Guiseley Rangers will have to remove their existing changing unit which will leave them without any facilities and could potentially close the club down. Because the club supports local children and young adults by engaging them in sport activities, this would have a very negative impact on the local community.

5 Conclusions

5.8 The Department of Environment and Housing has no operational use for the plots of land required to house the new changing facilities. Furthermore the local housing office has not previously challenged the club for the use of the plot of land which sites their existing changing unit.

5.9 The club's current use of the plot of land which sites their existing changing facility requires formalising by way of a lease agreement. The proposal to erect a permanent structure on the site, if agreed at Panel, will be tied in under one agreement to include their existing unit.

5.10 The proposed lease of this land would generate an annual income for otherwise unused areas of land.

6 Recommendations

7 It is recommended that the Chief Officer of Property and Contracts gives approval to grant Guiseley ARFC a lease for an area of land on the garage site at Tennyson Street, for the purpose of erecting a permanent structure to serve as changing facilities. Retrospective approval is also required for the club to lease the area which sites their existing changing facility.

7.1 The terms of the lease are to be approved by the Director of City Development.

8 Background documents¹

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

- 8.2 Plan identifying the proposed plots of land to site the new facilities and also identifying existing unit.
- 8.3 Design and Access Statement.
- 8.4 Plan of proposed permanent structure.