

**Report of Head of Investment Strategy**

**Report to Chief Officer Property & Contracts**

**Date: 5 May 2015**

**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 and Rawdon	<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. This report sets out a case for leasing land at Tennyson Street, Guiseley to Guiseley Rangers ARFC for the purpose of providing changing rooms.
2. The garage site at Tennyson Street, Guiseley (please see Appendix I) is vested with Environment and Housing and managed by Housing Leeds. The garage site has several garage plots, which are leased to local residents.
3. Guiseley Rangers ARFC have a changing facility on the site (highlighted as 'Pavilion' on Appendix I) and have approached the Council requesting to use an additional area of land on the site which is not required for garage purposes, in order to build an additional changing facility and provide two disabled access parking spaces, which are only required on match days. This changing facility is required due to the clubs expansion over the last few years and also because they have both male and female club members, who require separate changing facilities.
4. The club's existing changing facility has been in situ since 1991 with the knowledge of the local housing office but doesn't have a formal lease agreement.

**Recommendations**

5. It is recommended that the Chief Officer of Property and Contracts gives approval to grant Guiseley ARFC a lease for land at Tennyson Street, highlighted on the attached plan for the purpose of building changing facilities for their club members and to formalise the use of their existing changing facilities.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to seek Chief Officer Property and Contracts approval to lease land at Tennyson Street to Guiseley rangers ARFC, for the purpose of building 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.
- 1.2 Terms of the lease 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 ARFC uses the adjacent playing fields, which are vested with Parks and Countryside.
- 2.2 The club lease a garage on the site for storage and also have a changing facility (highlighted as 'Pavilion' on Appendix I) located in the south west corner. The existing changing facility has been in use 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 the Council requesting to erect a permanent structure on part of the site which is no longer used for garages. It is proposed that a single lease covers the use of both the proposed and existing changing facilities.
- 2.4 These extra changing rooms are required due to the clubs expansion over the last few years and also because they have both male and female club members, who require separate changing facilities. They have also requested two disabled access parking spaces (show on Appendix I) which will only be required on match days.
- 2.5 Full planning permission for the proposed changing facilities was granted on 1 July 2014.
- 2.6 Guiseley Rangers ARFC has applied for funding from the Rugby Football League to assist with some of the construction costs for the new facilities. The club already has some of the funds required for the construction costs already in place. In order for the club to be eligible for the grant they have applied for they require a minimum of an 11 year lease, preferably longer.

## **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 approached the Council requesting permission to erect a permanent structure in order to provide additional 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. The work would not affect 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 and 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 have no adverse comments to make. However Housing Management has 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.

4.3.4 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.

### **4.4 Resources and value for money**

4.4.1 The lease of this land would generate a small income for otherwise unused areas of land. The Club are in receipt of some financial support from Parks & Countryside and therefore would wish to lease the land at less than market value.

### **4.5 Legal Implications, Access to Information and Call In**

4.5.1 This report isn't eligible for call in. There are no known legal implications.

### **4.6 Risk Management**

4.6.1 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**

5.7 The Department of Environment and Housing has no operational use for the 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.

5.8 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.

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

## **6 Recommendations**

6.1 It is recommended that the Chief Officer of Property and Contracts gives approval to grant Guiseley ARFC a lease for land at Tennyson Street, highlighted on the attached plan for the purpose of building changing facilities for their club members and to formalise the use of their existing changing facilities.

6.2 They have requested a lease for less than best consideration which will be reviewed annually.

6.3 Terms and conditions of the lease to be approved by the Director of City Development.

## **7 Background documents<sup>1</sup>**

7.4 Appendix I - Plan identifying the proposed plots of land to site the new facilities and also identifying existing unit.

7.5 Appendix II - Design and Access Statement.

7.6 Appendix III Plan of proposed permanent structure.

7.7 Appendix IV - EIA

---

<sup>1</sup> 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.