

Delegated Decision

29th August 2019

Ground Lease – Consett Park Bowling Club



Ordinary Decision

Report of Corporate Property and Land

Anna Wills, Interim Strategic Manager

Electoral division affected:

Consett North

Purpose of the Report

1 To request approval of the grant of a ground lease for part of Consett Park to Consett Park Bowling Club.

Executive Summary

2 To approve the granting of a ground lease between the County Council of Durham to Consett Park Bowling Club.

Recommendation

3 It is recommended that consent be given to enter into a ground lease with Consett Park Bowling club for a term of 30 years on the following terms:-

Tenant	Landlord	Service User	Terms
Mrs M McDonnell Honourable Secretary to the Committee Consett Park Bowling Club 78 Vindomora Road Ebchester Consett Co Durham DH8 0PS	Corporate Property and Land, Durham County Council, Regeneration and Local Services, County Hall, Durham, DH1 5UL	Culture, Sport & Tourism	Ground lease for a term of 30 years The client service has agreed to be responsible for the legal fee of £320 and Surveyors fee of £300, as the agreement will ensure the structures are removed without cost to their service should the Club vacate the site.

Background

4 Derwentside District Council granted permission to site the Clubhouse and container on land within their ownership, however no formal agreement was entered into.

5 Consett Park reverted to the County Council's ownership following Local Government Reorganisation on 1st April, 2009 and therefore it is necessary for both parties to enter into a ground lease allowing the Bowling Clubs continued occupation of the land.

- 6 The land is to be used for the Clubhouse structure and the metal container as shown verged red on the plan at Appendix 2.
- 7 The Bowling Club are responsible for the ongoing repair, insurance and maintenance of the Clubhouse and container, which are both within the Club's ownership.

Consideration

- 8 It is proposed to grant a ground lease at a peppercorn rent allowing the Club to continue with their occupation of the land.

Options

- 9 N/A

Main Implications

- 10 If the Club were to dissolve and no longer operate, then it is a condition of the ground lease that their structures are removed from the land, at their own expense.
- 11 If the ground lease is not entered into then there is no obligation on the Bowling Club to remove the structures, other than goodwill.

Conclusion

- 12 To approve the granting of a ground lease to occupy Consett Park on the terms outlined above.

Contact: Joanne Fife

Tel: 03000 267029

UPRN: 40048S01

Appendix 1: Implications

Legal Implications

N/A

Finance

A Peppercorn rent (if demanded). The Client service (Culture, Sport & Tourism) to be responsible for the internal legal fee of £320 together with surveyors fee of £300.

Consultation

Councillor Kevin Shaw as Portfolio Holder together with Local Councillors Owen Temple and Alex Watson were consulted on 11th April 2018 via email (Appendix 3) and no objections or conflicts of interest were received.

Equality and Diversity / Public Sector Equality Duty

N/A

Human Rights

N/A

Crime and Disorder

N/A

Staffing

N/A

Accommodation

N/A

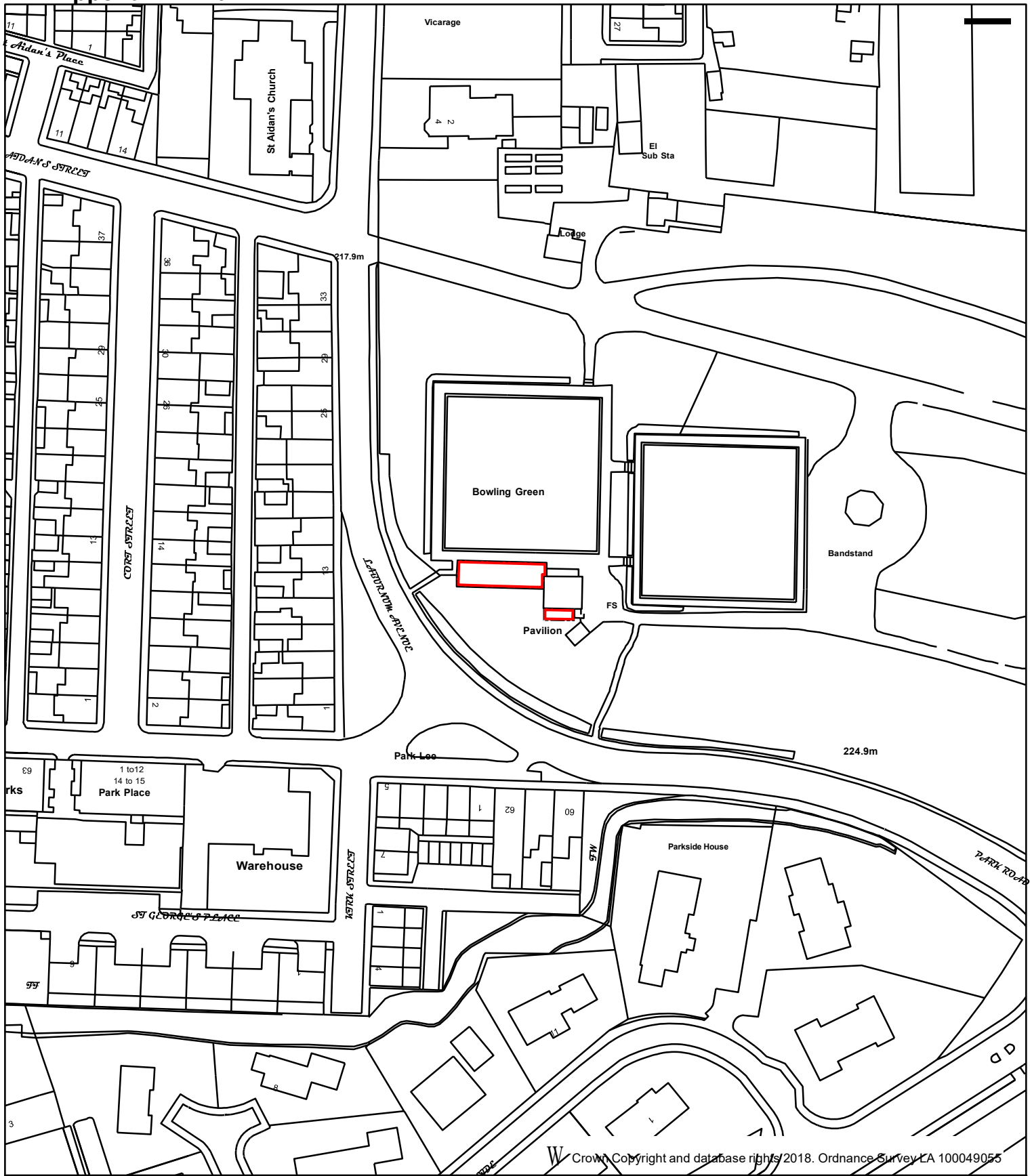
Risk

N/A

Procurement

N/A

Appendix 2: Plan



CONSETT PARK BOWLING CLUB

Scale : 1:1,250

Total Area Coloured Red : 160.892 m², 0.04 Acres or thereabouts.

Based Upon O.S Map : NZ1051. Date: 08/01/2018

UPRN NO : 40048S01 (Part). Plan Ref : ARC-17-408. Paper Size: A4



IAN THOMPSON
 REGENERATION AND LOCAL
 SERVICES,
 COUNTY HALL,
 DURHAM,
 DH1 5UJ.
 TEL 03000 260 000
 ASSET MANAGEMENT DIVISION.

