

CABINET MEETING – 15 JUNE 2021

EXECUTIVE SUMMARY SHEET – PART 1

Title of Report:

Proposed Lease(s) at the Former Elemore Golf Course site, Easington Lane

Author(s):

Report of the Executive Director of Corporate Services

Purpose of Report:

To authorise the Executive Director of Corporate Services to grant leases at the former Elemore Golf Course site.

Description of Decision:

Cabinet is recommended to authorise the Executive Director of Corporate Services to directly grant leases at the former Elemore Golf site in accordance with the terms of the Council's standard Community Lease and in consultation with the Leader, Cabinet Secretary and the Executive Director of Neighbourhoods.

Is the decision consistent with the Budget/Policy Framework? Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

Authorising the Executive Director of Corporate Services to grant leases at the former Elemore Golf Course site will facilitate the Council's vision for the site as a community asset that will provide a usable green space that protects the natural habitat for future generations.

Alternative options to be considered and recommended to be rejected:

The alternative options are:-

To advertise the site openly.

Not to authorise the Executive Director of Corporate Services to grant leases at the former Elemore Golf Course site leaving the site as open space.

Both options above are not recommended as it is considered for the reasons set out in the report.

Impacts analysed;

Equality

N/A

Privacy

N/A

Sustainability

Y

Crime and Disorder

Y

Is the Decision consistent with the Council's co-operative values? Yes

Is this a "Key Decision" as defined in the Constitution?

Yes

Is it included in the 28 day Notice of Decisions?

Yes

PROPOSED LEASES AT THE FORMER ELEMORE GOLF COURSE SITE, EASINGTON LANE

Report of the Executive Director of Corporate Services

1. Purpose of the Report

To authorise the Executive Director of Corporate Services to grant leases at the former Elemore Golf Course site.

2. Description of Decision

- 2.1 Cabinet is recommended to authorise the Executive Director of Corporate Services to directly grant leases at the former Elemore Golf site in accordance with the terms of the Council's standard Community Lease and in consultation with the Leader, Cabinet Secretary and the Executive Director of Neighbourhoods.

3. Background

- 3.1 The Council own the former Elemore Golf Course site ('the Site') as shown verged on the plan in Appendix 1.
- 3.2 The Site was previously let as a golf course, however the operator ceased trading in September 2019.
- 3.3 The Council subsequently readvertised the Site as a golf course but there were no expressions of interest and the Site has remained vacant since.
- 3.4 During the 'Let's Talk Sunderland' resident consultation, residents told the Council that they wanted to see the Site developed. An action to develop the Site is included within the Coalfields Neighbourhood Investment Plan.
- 3.5 The Council previously secured funding to undertake a feasibility study to look at the potential opportunities for the Site including further resident consultation through 'Let's Talk Elemore'.
- 3.6 Following completion of the study, the Council is proceeding with plans to create a community asset that will provide usable green space that protects the natural habitat for future generations and allows social enterprise to become mobilised on the Site.

4. Current Position

- 4.1 The Council's Delegation Scheme currently authorises the Executive Director of Corporate Services, in consultation with the Leader and the Cabinet Secretary to grant leases at less than best consideration to a Voluntary or Community Sector Organisation in accordance with the Surplus Building Policy (Community Benefit) approved by Cabinet at its meeting of 6 April 2011 and subsequently superseded by the Land and Property Disposal Policy (Appendix 3A – Community Policy) at its meeting of 16 January 2019.

- 4.2 Under the Community Policy, once a property has been identified as being suitable for Community Use it is advertised specifically to Voluntary or Community Sector Organisations.
- 4.3 It is recognised however that the unique opportunities presented by the Site may require the Council to support the creation of a new Voluntary or Community Sector organisation and / or work with an existing specialised organisation specifically to deliver the community objectives of the Site and therefore grant leases directly.
- 4.4 The proposal therefore is to authorise the Executive Director of Corporate Services to grant Leases where required and otherwise in accordance with the Community Policy.

5. Reasons for the Decision

- 5.1 Authorising the Executive Director of Corporate Services to grant leases at the former Elemore Golf Course site will facilitate the Council's vision for the site as a community asset that will provide a usable green space that protects the natural habitat for future generations.

6. Alternative Options

- 6.1 The alternative options are:-
- 6.2 To advertise the site openly.
- 6.3 Not to authorise the Executive Director of Corporate Services to grant leases at the former Elemore Golf Course site leaving the site as open space.
- 6.4 Both options above are not recommended as it is considered for the reasons set out in the report.

7. Impact Analysis

(a) Equalities

N/A

(b) Privacy Impact Assessment (PIA)

N/A

(c) Sustainability

N/A

(d) Reduction of Crime and Disorder – Community Cohesion / Social Inclusion

The Site currently suffers from Anti-Social Behaviour due to the lack of activity and on-site presence. The letting of the site should lead to a reduction in crime.

8. Other Relevant Considerations / Consultations

(a) Co-operative Values

The development of the Elemore site and proposed creation of a social enterprise on the site as well as developing the wider site for community use supports the Council's Community Wealth Strategy by increasing capacity of the voluntary and community enterprise sector and develop assets for community use.

(i) Financial Implications

The Lease(s) of the Elemore site will reduce the Council's current operating costs.

(ii) Risk Analysis

N/A

(iii) Employee Implications

N/A

(iv) Legal Implications

The general power granted to local authorities to dispose of land is contained in Section 123 of the Local Government Act 1972.

(v) Policy Implications

N/A

(vi) Health & Safety Considerations

N/A

(vii) Property Implications

The letting of Council owned property through the grant of a lease/leases.

(viii) Implications for Other Services

N/A

(ix) The Public / External Bodies

N/A

(x) Compatibility with European Convention on Human Rights

N/A

(xi) Project Management Methodology

N/A

(xii) Children's Services

N/A

(xiii) Procurement

N/A

9. Glossary – N/A

10. List of Appendices

11. Background Papers

N/A