

## WRITTEN STATEMENT OF A NON-KEY DECISION CABINET MEMBER CONTRACTS & ASSETS

<b>ITEM:</b>	<b>COMMUNITY ASSET TRANSFER – FORMER CASTLE GREEN TRAINING CENTRE AND CANOE CENTRE, HEREFORD</b>
Date of Decision:	30 November 2016
Exempt:	No
Confidential	No
Urgency/Special Urgency: (As defined in Constitution)	No
Purpose:	To approve a 25 year leasehold asset transfer of the former training centre and canoe centre at Castle Green, Hereford to The Friends of the Castle Green (FoCG) for an annual consideration of £1.
<b>Decision:</b>	THAT: (a) a 25 year leasehold transfer of the former training centre and canoe centre at Castle Green, Hereford to the Friends of the Castle Green (FoCG) be approved at an annual consideration of £1.
Reasons for the Decision:	<p>The building is surplus to operational need. It is a high cost building to service for public access and in its present form not suitable for any identified use. It would be high cost to retrofit to achieve full disabled access and it has no vehicular access or car parking rights.</p> <p>The current licence makes good social/community use of the facility and is well placed to secure the necessary funding to refurbish it in the medium to long term. The community benefits accruing from its use support the council in delivering its social objectives.</p>
Options Considered:	<p>Do nothing and continue with the annual licence arrangements as set out in the key considerations below with Herefordshire Council continuing to own and maintain the assets. This is not recommended as the council retains a growing backlog maintenance liability for a listed building.</p> <p>Market the entire demise for disposal. This is not recommended. Although an independent valuation has suggested that a capital receipt of £230k may be achieved under certain circumstances such as change of use to residential, the considerable social value of the services provided by the current tenant is likely to significantly outweigh the financial benefit that may accrue from such a market disposal.</p> <p>To transfer the freehold to tenant. This is not recommended as the tenant is not interested in the acquisition of the freehold.</p> <p>Offer the lease at full market rent. This is not recommended as it would undermine the ability of the tenant to attract external</p>

	funding for a community asset. The present occupant would not accept such terms unless the rental was rebated for a substantially long-term to off-set the capital investment required to bring the building up to an acceptable standard (the building is classified as a community asset and is not deemed as an investment property).
Conflict of Interest ■ (See below)	
Date the decision is due to take effect:	6 December 2016

<p><b>COUNCILLOR H BRAMER</b> : ..... Date: 30 November 2016  <b>CABINET MEMBER CONTRACTS &amp; ASSETS</b></p>
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- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;

And

- in respect of any declared conflict of interest, a note of dispensation granted by the relevant local authority's head of paid service.