

## Record of officer decision

<b>Decision title:</b>	Community Asset Transfer (CAT) via grant of leases in land at Ashley Farm Grafton and Newton Farm to Growing Local Community Interest Company CIC and Belmont Wanderers FC and a development agreement between both tenants and Herefordshire Council to meet the community/sporting/educational objectives of the Southside Project
<b>Date of decision:</b>	10.11.23
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	Corporate Centre's scheme of delegation July 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision & follows Record of Officer Decision dated 22.05.2022 which approved the grant of a single lease to the Southside Project CIC
<b>Ward:</b>	Newton Farm and Wormside
<b>Consultation:</b>	With Cabinet Member Community Services & Assets who is supportive of the proposal to grant separate leases to Growing Local CIC and Belmont Wanderers FC and a development agreement between both tenants and Herefordshire Council
<b>Decision made:</b>	Approve grant of separate leases of land at Ashley Farm and Newton Farm to Growing Local CIC and Belmont Wanderers FC under the council's CAT policy and a development agreement between both tenants and Herefordshire Council to meet the objectives of the Southside Project
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• Since the decision of 22.05.22 referred to above further legal advice has been provided to the Southside Project members that separate leases to the group members with an agreement to share the proposed community building is a more efficient means of delivering the project than setting up a completely new CIC</li> <li>• The land at Ashley Farm and Newton Farm is owned by the Council and comprises a block of agricultural land and a sports ground already leased to Belmont Wanderers Football Club who have agreed to surrender their existing lease.</li> <li>• The Southside Project Group which includes Growing Local CIC (who encourage and educate communities to grow and eat local food) and Belmont Wanderers FC have been identified as a recipient of Stronger Towns funding which forms part of the Governments' levelling up agenda to deliver community facilities to enhance the well-being of local residents.</li> <li>• In line with the council's CAT policy the Southside Project members have submitted reasoned and detailed business cases demonstrating the community/sporting/educational value they can deliver as a result of the grant of the leases and that they have financial resource at their disposal to take on responsibility for the property and deliver the identified outputs.</li> <li>• The business cases have been evaluated by a panel of</li> </ul>

	<p>officers from across the council and has recommended that the grant of the leases is progressed</p> <ul style="list-style-type: none"> <li>• The leases will be subject to confirmation that all necessary planning and other statutory consents have been sought and obtained</li> <li>• In addition to the leases a development agreement is required to deal with the construction of the proposed new community building which will be used to provide the community/sporting/educational services required by the Stronger Towns funding</li> </ul>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	The leases will be drafted by the Council's legal team and will contain appropriate provisions to safeguard the council's reversionary freehold interest in the land. The development agreement will ensure that the proposed new community building will be constructed in line with the objectives of the Southside project
<b>Details of any alternative options considered and rejected:</b>	A single lease to a new CIC was previously approved but following legal advice separate leases are now proposed
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 16<sup>th</sup> November 2023

Sarah Jowett  
Strategic Assets Delivery Director