

## Record of officer decision

<b>Decision title:</b>	Community Asset Transfer (CAT) via grant of lease in respect of the clubhouse and bowling green at Castle Green Hereford
<b>Date of decision:</b>	29.11.23
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated July 2023 updated August 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision
<b>Ward:</b>	Central
<b>Consultation:</b>	With Cabinet Member Community Services & Assets who is supportive of the proposal to grant a lease to Friends of Castle Green CIC
<b>Decision made:</b>	Approve grant of a lease of clubhouse and bowling green at Castle Green to Friends of Castle Green CIC under the council's CAT policy
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• The bowling green and clubhouse at Castle Green is owned by the Council and is vacant following surrender of the longstanding agreement held by the Castle Green Bowls Club.</li> <li>• The Council has no requirement to occupy the property for service delivery purposes and it has become a target for vandalism in this historic part of the City and which forms part of a Scheduled Ancient Monument.</li> <li>• Friends of Castle Green (FoCG) CIC have submitted an expression of interest in taking a lease of the property and refurbishing it as a community hub for the delivery of public and community activities and events</li> <li>• FoCG already lease the adjacent Castle Green Pavilion under a lease granted in 2018 under the council's (CAT) policy.</li> <li>• Following the grant of that lease they successful applied for and secured funding of £1.5m from the government's Stronger Towns funding stream, obtained planning and Scheduled Ancient Monument consent and are currently refurbishing the building to reflect its historic past and become a sustainable community asset</li> <li>• The current proposal is to grant a 30 year lease of the property to FoCG subject to them submitting a fully costed business case evidencing that funding is available for the refurbishment works and on-going maintenance and running costs with provision for termination of the lease after 2 years if such funding is not forthcoming</li> <li>• The lease will also require them to obtain planning and all other necessary consents and take responsibility for all repairs and other outgoings</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 interest in the property

<b>Details of any alternative options considered and rejected:</b>	The property was advertised on the open market to let but no acceptable offers for the building were made
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 29.11. 2023  
Strategic Assets Delivery Director