

Record of officer decision

Decision title:	Community Asset Transfer (CAT) via grant of lease in respect of land at Wellington Primary school, Wellington
Date of decision:	19.12.23
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	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
Ward:	Queenswood
Consultation:	With Ward Member and Children & Young Peoples Directorate who are supportive of the proposal to grant a lease to Wellington Community Association to enable them to provide a children's play area for the local community
Decision made:	Approve grant of a lease of land (CAT) at Wellington Primary School to Wellington Community Association (WCA)
Reasons for decision:	<ul style="list-style-type: none"> • The land at Wellington Primary School is owned by the Council and forms part of the school playing fields. • The Secretary of State has consented to the land being used as a community play area and the School are supportive of the proposal • WCA have submitted a business case in support of their application to take a lease of the land and have obtained s106 funds enabling them to prepare the land and install play equipment that will be available for use by local children. • WCA's application has been considered by the council's CAT evaluation panel who have recommended that a lease is granted subject to the use of the land being restricted to a play area for the benefit of the local community. • It is proposed to grant WCA a 30 year lease of the property under which they will be responsible for obtaining all necessary statutory consents, for all repairs, maintenance, and outgoings and for compliance with all relevant statute including health and safety, environmental, discrimination etc
Highlight any associated risks/finance/legal/equality considerations:	The lease will be drafted by the Council's legal team and will contain provisions to safeguard the council's interest in the property should the project fail to deliver the community objectives envisaged
Details of any alternative options considered and rejected:	An extensive search for other land in the vicinity was carried out by WCA but no other suitable site could be found
Details of any declarations of interest made:	None

Signed..... Date: 19.12. 2023

Sarah Jowett
Strategic Assets Delivery Director