

Cabinet – 18 March 2009

Green Rivers Community Association

Portfolio: Councillor Adrian Andrew
Service: Regeneration & Performance
Wards: Bloxwich East
Key decision: Yes
Forward plan: No

1. Summary of report

- 1.1 To seek approval for the granting of a lease to Green Rivers Community Association and Pleck Boxing Club and the taking of a lease from New Deal: New Horizons (NDNH) and British waterways, which will help facilitate the redevelopment of the Stan Ball Centre and the Green Rivers site in Abbotts Street, Bloxwich.

2. Recommendations

2.1 Cabinet is recommended to;

- i) approve the granting of a 125 year lease to Green Rivers Community Association, or any amalgamated body of Green Rivers and Pleck Boxing Club, of the Council owned land shown edged blue on plan EPMS 3114/17 for £1 per annum, for use as a community facility with a focus on children and youth work.
- ii) approve the taking of a lease up to 125 years from British Waterways for the land shown edged green on plan EPMS 3114/17, on terms to be agreed, and approve the subsequent sub-letting of this land to Green Rivers Community Association, or any amalgamated body of Green Rivers & Pleck Boxing Club, for the same length of term as the Head Lease less 5 days.
- iii) approve the taking of a lease of up to 125 years from New Deal: New Horizons of the land shown edged red on plan EPMS 3114/17, on terms to be agreed, and the subsequent sub-letting of this land to Green Rivers Community Association or any amalgamated body of Green Rivers and Pleck Boxing Club, for a term of the same length as the Head Lease less 5 days.

3. Background information

- 3.1 Green Rivers Community Association currently occupy land in Abbots Street from which they provide community activities from a small, run down, building. The land 'Green Rivers' is part owned by the Council and part owned by British Waterways. The British Waterways land is the subject of a lease to the Council.
- 3.2 Adjacent to the Green Rivers site is the Stan Ball Centre which provides community facilities for the elderly. Part of the land currently occupied by Green Rivers is to be vacated by them and sold to NDNH for the redevelopment of the adjacent Stan Ball Centre.
- 3.3 There is a proposal by the Council to re-develop the Green Rivers site to provide a new Community Centre, with an emphasis on activities for youth. This new building is also proposed to become the new home of Pleck Boxing Club.
- 3.4 In order to run a new facility Green Rivers are in the process of reviewing their constitution, their business plan and their Governance documentation, as well as formalising their relationship with Pleck Boxing Club, which may result in a new joint organisation being established.
- 3.5 On the adjacent Stan Ball Centre site there is a proposal by NDNH for its re-development to provide a new community facility open to a wider age group, but not youth, and a new Community Office building to be occupied by the Primary Health Trust.
- 3.6 It is proposed that part of the land currently occupied by Green Rivers (owned by both the Council and British Waterways) is included in the new Stan Ball development. It has been agreed that the Council will sell its interest in this surrendered land to NDNH to facilitate this. British waterways will enter into a direct agreement with NDNH for their land.
- 3.7 The remainder of the Council land and British Waterways land is the subject of the proposed new Green Rivers and Pleck Boxing Club development.
- 3.8 External funding has been secured for the NDNH development and funding is in the process of being secured by the Council for the Green Rivers site. The funding for the Green Rivers development is coming from a number of sources, including the Department for Children, Schools and Families (DCSF) 'MyPlace' programme, New Deal: New Horizons and Sport England.
- 3.9 To meet the terms of the MyPlace grant offer for Green Rivers a number of grant conditions need to be met by the end of March. To do this the Council needs to confirm details of its title and its agreement to a restriction on its title for the MyPlace grant's required Asset Liability Period of 20 years. A similar commitment will be required from British Waterways.
- 3.10 The New Deal: New Horizons redevelopment of the Stan Ball Centre is at a more advanced stage and they need to have commenced work and to have drawn down Government funding by the end of March and, as such, need to be in occupation of the land currently occupied by Green Rivers by then.

- 3.11 Green Rivers' have indicated that they are only willing to sign the appropriate surrender documentation, which will allow the NDNH proposal to proceed, if they are granted a 125 year lease for the newly developed Green Rivers and Pleck Boxing Club building and the surrounding land plus NDNH let some of the land to be surrendered and sold to NDNH by the Council, a 'non development strip', back to the Council. This land would then be sub-let to Green Rivers.
- 3.12 In order to secure for the local area and the borough the grant funding to New Deal:New Horizons for the Stan Ball Centre and the Council for the Green Rivers Development it is felt that Green Rivers' request can be supported.
- 3.13 In order for these developments to take place, therefore, the following leasehold transactions need to be entered into by the Council:
- (i) Green Rivers surrender its existing agreement to the Council.
 - (ii) The Council surrender the existing lease to British Waterways.
 - (iii) The Council take a new lease from British Waterways of the land shown edged green on plan EPMS 3114/17 for a maximum of 125 years.
 - (iv) The Council take a lease of the 'non development strip' as shown edged red on plan EPMS 3114/17 from NDNH, for a maximum of 125 years.
 - (v) The Council grants a lease of its land, shown edged blue on plan EPMS 3114/17, to Green Rivers or any amalgamation of Green Rivers and Pleck Boxing Club for 125 years at an annual rental of £1.
 - (vi) The Council sub-let the leasehold interests referred to in (iv) and (v) above to Green Rivers/Pleck Boxing Club for the length of the lease term granted to the Council less a few days.

4. Resource considerations

4.1 Financial:

Entering into the various lease arrangements will help the Council secure external funding for the redevelopment of the Green Rivers Centre, and NDNH secure external funding for the redevelopment of the Stan Ball Centre.

4.2 Legal:

The Council's Legal Services will be instructed to complete the necessary Legal documentations.

4.3 Staffing

The Regeneration Development & Delivery Service will continue to work with Green Rivers and Pleck Boxing Club for the redevelopment of their site.

Legal and Estates will work on various surrenders, leases and sales.

5. Citizen impact

- 5.1 The agreement to the leases will help facilitate the redevelopment of the Stan Ball Centre to provide new community facilities for the people of the area and office accommodation for Local Services provided by the Health Authority.

- 5.2 The agreements will enable matters to progress on the proposed new development on the Green Rivers site, which will also become the new permanent base for Pleck Boxing Club.

6. Community safety

- 6.1 This has been considered through the planning process for both the Stan Ball and Green Rivers proposed developments.

7. Environmental impact

- 7.1 The granting of the leases will facilitate the development of two new high quality community facilities within the Bloxwich East area of the Borough.

8. Performance and risk management issues

8.1 Risk:

The Green Rivers/Stan Ball Project is not yet at a stage that can fully secure the funding so there is a small risk that funding for both projects will not be forthcoming. However, if the leases are not agreed to a level of the funding will definitely be lost for both the Stan Ball Centre and the Green Rivers development.

8.2 Performance Management:

The Council is being represented by its in-house Legal Team.

9. Equality implications

- 9.1 The redevelopment of both these sites will provide improved Community facilities available to Walsall Constituents, especially those in the Bloxwich East part of the Borough. Green Rivers CA and Pleck Boxing Club are being supported by NDNH and the consultants employed by the Big Lottery (who are administering the MyPlace programme on behalf of the DCSF) to review their equalities work and develop strategies and actions plans that will encourage inclusive and accessible new membership and usage of the building by the local community and residents across the borough. The youth work initiatives to be run from the new building will target hard- to- reach young people and their families.

10. Consultation

- 10.1 Consultations have been undertaken with Regeneration who are and will continue to manage the Green Rivers redevelopment.
- 12.2 Consultation has also taken place between all the interested parties including Green Rivers Community Association, New Deal: New Horizons and British Waterways. This consultation and process of negotiation has also been supported by elected members including the ward members and the Leader of the Council.

Background papers

1. Plan EPMS 3114/17.

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A handwritten signature in blue ink, appearing to read 'Tim Johnson', followed by a period.

Tim Johnson
Executive Director

16 March 2009

A handwritten signature in blue ink, appearing to read 'Adrian Andrew', followed by a period.

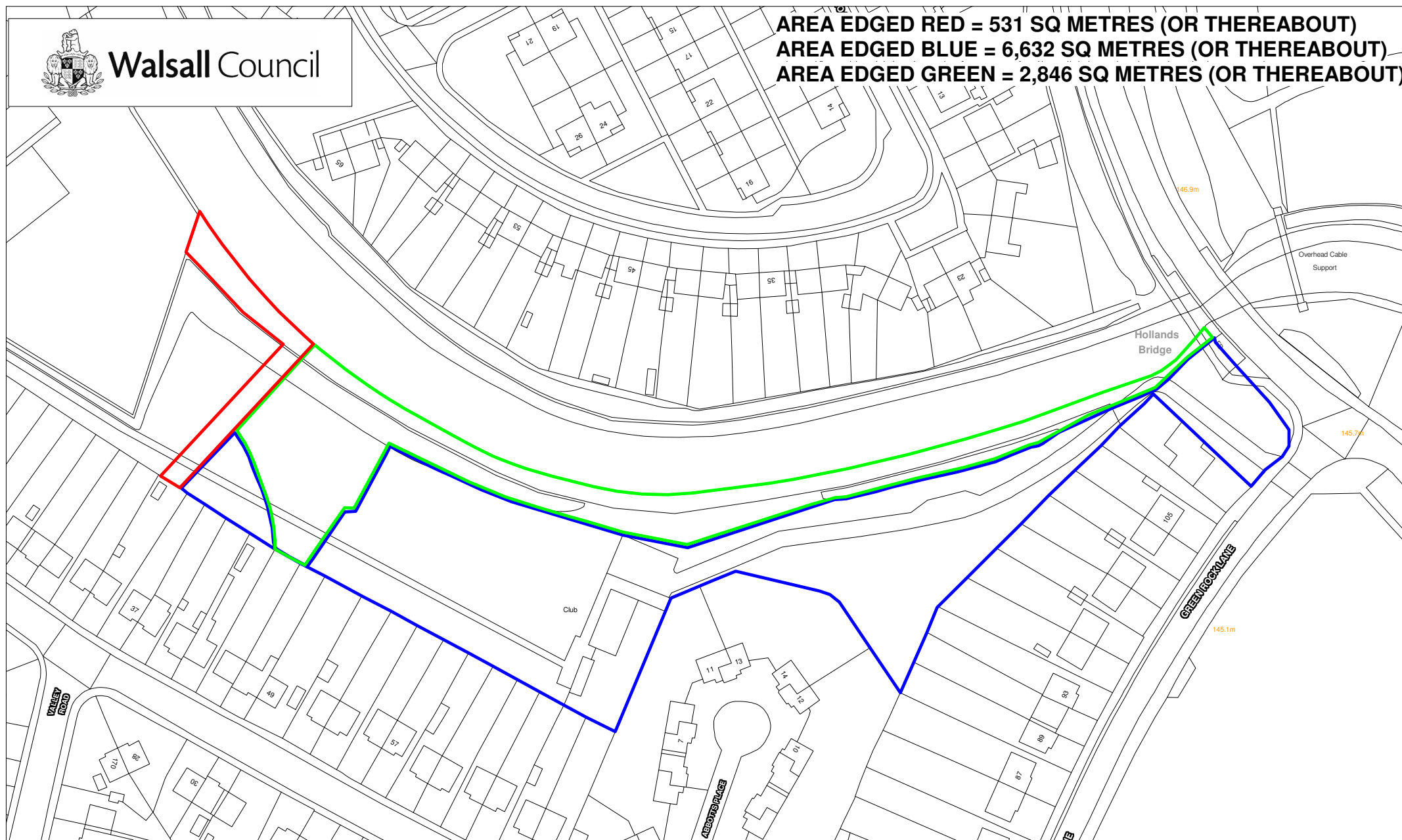
Councillor Adrian Andrew
Portfolio Holder Regeneration and
Enterprise

16 March 2009



Walsall Council

AREA EDGED RED = 531 SQ METRES (OR THEREABOUT)
AREA EDGED BLUE = 6,632 SQ METRES (OR THEREABOUT)
AREA EDGED GREEN = 2,846 SQ METRES (OR THEREABOUT)



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**SITE ADDRESS:
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WALSALL**

**DRAWING NO : EPMS 3114/17
DATE : 12/03/2009
DRAWN BY : KCL**



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