
REPORT FOR: CABINET

Date of Meeting:	12 th September 2019
Subject:	Agreement for Lease, Lease and Licence for Alterations in respect of land fronting Uxbridge Road and forming part of Roger Bannister Sports Ground, Uxbridge Road, Harrow HA3 6SW
Key Decision:	Yes
Responsible Officer:	Paul Walker - Corporate Director Community
Portfolio Holder:	Cllr Keith Ferry – Deputy Leader and Portfolio Holder for Regeneration, Planning and Employment
Exempt:	No but with Part 2 Appendix
Decision subject to Call-in:	Yes
Wards affected:	Hatch End Ward
Enclosures:	Appendix 1 – Part 2

Section 1 – Summary and Recommendations

This report seeks Cabinet approval for the Council to enter into an agreement for lease, lease and licence for alterations (together referred to as the “Documents”) in respect of land fronting Uxbridge Road and forming part of Roger Bannister Sports Ground, Uxbridge Road, Harrow HA3 6SW.

Recommendations:

Cabinet is requested to

- 1) Authorise the Corporate Director, Community following consultation with the Portfolio Holder for Regeneration, Planning and Employment to take all appropriate action for the exchange and completion of the Documents.

Reason:

The Council by entering into the Documents will maximise the use of its property assets by generating an income for the Council and the creation of a new amenity for use by the local community.

Section 2 – Report

- 2.1 The Council's objective is to maximise the use of its assets. Terms have been agreed with a tenant to lease an area of land for an 18 hole golf adventure experience facility at Roger Bannister Sports Ground. Previously this land had been used as overflow car parking but this is now to be facilitated elsewhere on the site.
- 2.2 In generating income for the Council and creating jobs and opportunities for the local community this proposal will bring substantial economic and social benefits to the area contributing to the Council's Priority of Build a Better Harrow.

Options considered

1. **Option 1 – Do not grant the agreement for lease, lease and licence for alterations.** This option will mean that the Council will not be maximising the use of its assets and generating an income for the Council and the creation of a leisure facility for residents.
2. **Option 2 – Grant the agreement for lease, lease and licence for alterations.** This option gives the Council the opportunity to maximise the use of its property assets, generate an income for the Council and provide a leisure facility for residents.

Background

- 2.3 Terms have been agreed for the Council to grant an agreement for lease in respect of land at Roger Bannister Sports Ground for the creation of the golf adventure experience facility to the Tenant. The agreement for lease is conditional on the Council, as local planning authority, granting planning permission permitting the necessary works for the facility to become operational. The Tenant made an application to the Council for

planning permission for the leisure facility in February 2018. The grant of planning permission will trigger completion of the lease of the land and the licence for alterations authorising the development.

Implications of the Recommendation

Staffing/workforce

The management of the property will be undertaken by Corporate Estate and will be managed within the current workforce and will not require any further expense.

Ward Councillors' comments

Ward Councillors were notified of this report on 2 September 2019. No comments have been received.

Risk Management Implications

Risk included on Directorate risk register? ~~Yes~~/No
Separate risk register in place? ~~Yes~~/No

There are no risk management implications.

Procurement Implications

The recommendation within this report has no procurement implications.

Legal Implications

The value of this contract is over the £250,000 limit given to Corporate Directors and Portfolio Holders to authorise transactions within the constitution.

Section 123(1) of the Local Government Act 1972, provides the Council with the power to dispose of land and property, provided such disposition is made for the best consideration reasonably obtainable.

Financial Implications

The proposed lease will generate an income for the Council. This will be used to contribute to existing MTFS targets within Corporate Estates.

Equalities implications / Public Sector Equality Duty

There are no Equalities Implications.

Council Priorities

This recommendation delivers the Council priority of Building a Better Harrow and modernising Harrow Council as it will deliver additional revenue to the Council and provide leisure activities that will improve physical well being and mental health.

Section 3 - Statutory Officer Clearance

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the * Chief Financial Officer
Date: 3 September 2019		
Name: Matthew Dineen	<input checked="" type="checkbox"/>	on behalf of the * Monitoring Officer
Date: 4 September 2019		
Name: Nimesh Mehta	<input checked="" type="checkbox"/>	Head of Procurement
Date: 3 September 2019		

Name: Paul Walker	<input checked="" type="checkbox"/>	Corporate Director Community
Date: 4 September 2019		

Ward Councillors notified:	YES 2.9.2019
EqIA carried out:	NO

EqIA cleared by:

There are no equalities issues regarding this proposal.

Section 4 - Contact Details and Background Papers

Contact:

Belinda Prichard – Head of Corporate Estate
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Belinda.prichard@harrow.gov.uk

Background Papers:

None

**Call-In Waived by the
Chair of Overview and
Scrutiny Committee**

NO

(for completion by Democratic Services staff only)