

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 06/02/2018

Title:

TRANSFER OF LAND AND LEASE OF STORE, GOSTREY MEADOW, FARNHAM
[Portfolio Holders: Cllrs Kevin Deanus and Tom Martin]
[Wards Affected: Farnham Castle]

Summary and purpose:

Authority is sought to transfer a small area of land of around 10 square metres, as shown hatched red on the plan at Annexe 1, and grant a long lease of the adjoining shelter at Gostrey Meadow, Farnham, as shown outlined in red, to Farnham Town Council.

How this report relates to the Council's Corporate Priorities:

Value for money : Waverley will be passing the responsibility of the shelter's maintenance to the Town Council.

Leisure and Lives : The Town Council proposes to construct a disabled toilet on the site of the land as this also adjoins the existing toilets owned by the Town Council.

Environment : The Town Council proposes to repair the shelter and modify it to be used as a store in connection with their activities on the Gostrey Meadow. This will improve the environment around the toilets and playground.

Financial Implications:

Although the lease is unlikely to generate income, it will relinquish the Council of the maintenance obligations on the shelter.

Legal Implications:

Each party will meet its own legal costs in the preparation of the transfer and lease.

Introduction

1. The proposal to construct a disabled toilet adjacent to the existing toilets is one that is supported by all parties. However, given the position of the land, it would be advisable to undertake repairs to the shelter, which is substantially constructed, in advance of building the toilet as otherwise the costs for the former are likely to increase significantly. This may then affect the viability of the scheme to turn it into a store for the Town Council.
2. It is proposed to grant a lease of 50 years for the shelter on a full repairing and insuring basis. However, terms have yet to be agreed on the rental level appropriate for such a lease.

Recommendation

It is recommended that:

1. the small area of land at Gostrey Meadow, Farnham, shown hatched red on the plan at Annexe 1, be transferred to Farnham Town Council for the purposes of constructing a disabled toilet; and
2. the adjoining shelter be leased to Farnham Town Council for a period of up to 50 years on a full repairing and insuring basis, with any other terms and conditions to be negotiated by the Estates and Valuation Manager.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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