

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	<i>LEASOWE YOUTH HOUSE</i>
WARD/S AFFECTED:	<i>LEASOWE AND MORETON EAST</i>
REPORT OF:	<i>HEAD OF UNIVERSAL AND INFRASTRUCTURE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>COUNCILLOR ADRIAN JONES</i>
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek authority to the granting of a Lease of Leasowe Youth House to Leasowe Community Homes.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Leasowe Youth House is a small Council owned facility, as shown edged black on the attached plan, which is located on the Leasowe estate at the approach to the Recreation Centre. The property is now no longer used by the Children and Young People's Service and is currently vacant. Whilst well protected, the property's location makes it very vulnerable and poses a challenge to keep it secure.
- 2.2 Leasowe Community Homes has been looking for premises to accommodate its scheme to provide a bike hub and equipment store and has identified the Youth House as a suitable facility, albeit requiring some improvement to meet their requirements. The scheme aims to provide services which were identified as part of the consultation for the neighbourhood plan. As part of the scheme, the bike hub is intended to provide loan bikes for residents to use for transport for employment and welfare benefits and also for family activities. The equipment loan facility is to provide small equipment such as lawn mowers, ladders, steps ladders etc. for loan and will also provide a small Chandler service for such items as light bulbs and sandpaper etc. as this facility is not available locally.
- 2.3 The activity proposed by LCH are considered to be the most suitable use for the building and are seen as addressing an identified need by the community. Accordingly it is proposed to grant LCH a lease of the property for a term of 25 years at a peppercorn rent on the basis that they take on the responsibility for maintenance, insurance and all outgoings. The lease will only permit its use for activities which benefit the community.
- 2.4 Members will be aware of the Council's obligation to obtain the best price reasonably obtainable on the disposal of its land and property. However, under the General Consent, the Council does have the power to restrict the value of land by imposing restrictions as to its use on the grounds that to do so is in the interest of the economic and / or environmental and / or social well being of the inhabitants of the Borough and provided also that any such restriction in value does not exceed two million pounds, per transaction. The youth house is a small facility which would be difficult to sell on the

open market, but it could have the potential to achieve a sale price in the region of £10,000.

3.0 RELEVANT RISKS

- 3.1 The property is in a vulnerable location and presents a risk to security. A transfer of responsibility to LCH will enable the property to be brought back in to use which will assist in its security.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 The property is no longer used by the Council and as such is a surplus asset. The property is unlikely to prove popular if sold on the open market and a transfer to LCH will generate benefits to the community as previously described. Consequently no other options have been considered.

5.0 CONSULTATION

- 5.1 The proposal from Leasowe Community Homes follows its consultation with the community.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 6.1 The property will be operated by Leasowe Community Homes to meet a requirement identified by the community.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 7.1 The transfer of the building will require the Council to forgo any potential sales receipt for the term of the lease, which could potentially have been in the region of £10,000. The lease will pass on the liability for maintenance and ongoing costs along with the cost of security.

- 7.2 There are no IT or staffing implications arising from this report.

8.0 LEGAL IMPLICATIONS

- 8.1 The lease will require the preparation of appropriate legal documentation.

9.0 EQUALITIES IMPLICATIONS

- 9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

- 10.1 There will be a slight reduction in the Council's CO2 emissions as a result of the transfer to LCH.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 11.1 The site is designated as part of a Primarily Residential Area, where any future planning application for non residential use would be assessed for compliance with Policy HS15 in the Council's Unitary Development Plan.

12.0 RECOMMENDATION/S

12.1 That the Leasowe Youth House be leased to the Leasowe Community Homes on the terms now reported.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 To enable Leasowe Community Homes to deliver the scheme as described in the report.

REPORT AUTHOR: *Steven McMorran*
Asset Management Team Leader
telephone: (0151 666 3891)
email: stevemcmorran@wirral.gov.uk

APPENDICES

Location plan

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date