

# OFFICER DECISION RECORD

For staff restructures, please also complete an RA1 form to update the HR Portal. This is attached at Annex 2.

Decision Ref. No: AP310

RE17 0082

## Box 1

**DIRECTORATE:** Regeneration and Environment

**DATE:** 26<sup>th</sup> May 2017

**Contact Name:** Anjum Shabir

**Tel. No.:** (7)36634

**Subject Matter:** Approval for the extension of lease from a 5 year term to 10 years for the Springboard Centre Shadyside Hexthorpe.

## Box 2

### DECISION TAKEN:

To proceed with the community lease extension from 5 to 10 years at a rental of £500 pcm for the former Springboard Centre.

## Box 3

### REASON FOR THE DECISION:

A community letting was granted for 5 years in April 2016 to the Boxing club but since taking on the lease they have realised that they have very limited funding available to them due to the length of the lease.

Sports England has specified that they require a minimum of 7 years on a lease for them to even consider funding opportunities.

Therefore it was decided at Assets Board that we would extend the lease of the club from 5 years to a 10 year lease on the same basis.

**Box 4****OPTIONS CONSIDERED & REASONS FOR RECOMMENDED OPTION:**

If other options were considered, please specify and give reasons for recommended option

*Option 1 – To do nothing and limit the clubs funding*

*Option 2 – To agree to an extension to the lease to 10 years at a sum of £500 pcm.*

Option Two is the preferred option as we will be receiving a sum of money for a long period and would abolish any maintenance responsibilities to the council.

**Box 5****LEGAL IMPLICATIONS**

The extension of the lease to 10 years means that under S123 Local Government Act 1972 the consent of the Secretary of State will be required as the disposal is a lease of over seven years at a rent that is below the best consideration reasonably achievable.

Under Circular 06/03 the Secretary of State has given their consent to the disposal of non-housing/HRA land by local authorities for less than the best consideration reasonably obtainable provided that

- (i) The difference between the consideration being received and full open market value does not exceed £2 million, and
- (ii) The Council is satisfied that the purpose of the disposal will contribute to the promotion or improvement of the economic, environmental or social well-being of the area.

The Council's Financial Procedure Rules authorise the Council's Property Officer to arrange the disposal of land for less than best consideration where the best consideration reasonably obtainable would not exceed £250,000. If the market value of the disposal exceeds £250,000 then the approval of Cabinet is required.

**Name: Adam Bottomley Signature: By Email Date: 06/06/2017**

**Signature of Assistant Director of Legal and Democratic Services (or representative)**

**Box 6**

**FINANCIAL IMPLICATIONS:**

The budget of £5,200 for these premises was transferred to the Asset saving in 2017/18. Costs for a part year (2016/17) were £2,427 and £4,430 for the previous year. By extending the lease the Council will avoid holding costs should the property be vacated.

**Name: Marion Berrett Signature: Date: 26<sup>th</sup> May 2017**  
**Signature of Assistant Director of Finance & Performance**  
**(or representative)**

**Box 7**

**HUMAN RESOURCE IMPLICATIONS:**

There are no HR implications.

**Name: David Knapp Signature: Date: 13/06/2017**  
**Signature of Assistant Director of Human Resources and Communications (or**  
**representative)**

**Box 8**

**PROCUREMENT IMPLICATIONS**

There are no direct procurement implications associated to the decision taken.

**Name: H Donnellan Signature: Date: 05/06/17**  
**Signature of Assistant Director of Finance & Performance**  
**(or representative)**

**Box 9**

**ICT IMPLICATIONS:**

**There are no ICT implications in relation to this decision**

**Name: Peter Ward (ICT Strategy Programme Manager)**  
**Signature: Date: 06/06/17**

**Signature of Assistant Director of Customers, Digital & ICT**  
**(or representative)**

**Box 10**

**ASSET IMPLICATIONS:**

Asset implications are embodied within the main text of this report.

The recommended option allows the Council to discharge any maintenance liabilities for the building with a view of reviewing the asset in 10 years for a possible disposal.

**Name:** Anjum Shabir

**Signature:** A Shabir **Date:** 26<sup>th</sup> May 2017

**Signature of Assistant Director of Trading Services and Assets  
(or representative: Interim Projects Director – Asset Transformation)**

**Box 11**

**RISK IMPLICATIONS:**

**To be completed by the report author**

By not taking this decision, the Council will be liable for any costs and repairs after 5 years whereas if we extend the lease this will be after 10 years.

**Box 12**

**EQUALITY IMPLICATIONS:**

**To be completed by the report author**

There are no equality implications associated with this Officer Decision Record

**Name:** Anjum Shabir

**Signature:** A SHABIR **Date:** 26th May 2017  
**(Report author)**

**Box 13**

**CONSULTATION**

**Officers**

**(In addition to Finance, Legal and Human Resource implications and Procurement implications where necessary, please list below any other teams consulted on this decision, together with their comments)**

**Members**

**Under the Scheme of delegation, officers are responsible for day to day operational matters as well as implementing decisions that have been taken by Council, Cabinet, Committee or individual Cabinet members. Further consultation with Members is not ordinarily required. However, where an ODR relates to a matter which has significant policy, service or operational implications or is known to be politically sensitive, the officer shall first consult with the appropriate Cabinet Member before exercising the delegated powers. In**

appropriate cases, officers will also need to consult with the Chair of Council, Committee Chairs or the Chair of an Overview and Scrutiny Panel as required. Officers shall also ensure that local Members are kept informed of matters affecting their Wards.

Please list any comments from Members below:

None

**Box 14**

**INFORMATION NOT FOR PUBLICATION:**

It is in the public's interest to be aware of this decision record under the Freedom of Information Act 2000, therefore this decision will be published in full, redacting only signatures

**Name: Joan L'Amie Signature: Joan L'Amie Date: 6<sup>th</sup> June 2017**  
**Signature of FOI Lead Officer for service area where ODR originates**

**Box 15**

**Signed: Dave Wilkinson Date: 13 June 2017**  
**Dave Wilkinson, Assistant Director Trading Services and Assets**

**Signed: \_\_\_\_\_ Date: \_\_\_\_\_**  
**Additional Signature of Chief Financial Officer or nominated representative for Capital decisions (if required)**

**Signed: \_\_\_\_\_ Date: \_\_\_\_\_**  
**Signature of Mayor or relevant Cabinet Member consulted on the above decision (if required).**

- This decision can be implemented immediately unless it relates to a Capital Scheme that requires the approval of Cabinet. All Cabinet decisions are subject to call in.
- A record of this decision should be kept by the relevant Director's PA for accountability and published on the Council's website.
- A copy of this decision should be sent to the originating Directorate's FOI Lead Officer to consider 'information not for publication' prior to being published on the Council's website.
- A PDF copy of the signed decision record should be e-mailed to the LA Democratic Services mailbox