

WYRE FOREST DISTRICT COUNCIL

CABINET MEETING

28th JULY 2005

The Old Barn, Walshes Farm, Stourport on Severn

OPEN	
COMMUNITY STRATEGY THEME	Internal Organisation Theme
CORPORATE PLAN THEME:	Improving Corporacy and Performance
KEY PRIORITY:	Financial and Asset Management
CABINET MEMBER:	Councillor John Campion
RESPONSIBLE OFFICER:	Head of Cultural, Leisure and Commercial Services
CONTACT OFFICER:	Tim Buddington Estates Officer 01562 732954
APPENDICES	Location Plan

1. PURPOSE OF REPORT

- 1 To seek Cabinet approval to the grant of a lease at a peppercorn rent to the Severn & Teme District Scout Council of the building known as The Old Barn, Walshes Farm, Stourport on Severn.

2. RECOMMENDATION

The Cabinet is asked to DECIDE:

- 1 That the Severn & Teme District Scout Council be granted a 25 year lease at a peppercorn rent of The Old Barn, Walshes Farm, Stourport on Severn

3. BACKGROUND

- 1 The Council owns the range of former farm buildings situated between the Old Beams Public House and the Walshes Farm caravan site. They are each in a poor condition and have not been satisfactorily managed or maintained. The Stourport Mid Severn Sea Scout Group has been in occupation of the largest building, shown edged on the attached plan, for many years. There is no record of any formal tenancy agreement. The building is a substantial brick under tile barn of about 115

square metres and is used by the Scouts for the storage of canoes and equipment, although facilities are extremely poor.

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The barn roof was severely damaged during gales in April 2004 and temporary fencing erected to prevent any injury to passers by. Since that time, the Scouts have been in discussions with the Council over the future of the building and regularising its occupation.

- 3 The Council's ownership of these buildings came to light following a review of the Terrier and updating of the Asset Register a short time before the April 2004 gales which damaged the building.

4. KEY ISSUES

- 4 The Barn and the other buildings are close to the line of the proposed Stourport Relief Road and for this reason the Council would not be recommended to sell these properties until such time as it was clear that the properties would not be affected by the new road. Until the road proposals are clearer, the Council's planning policy would be to resist any change of use in the building.
- 5 After lengthy negotiations, it has been provisionally agreed subject to Member approval that the Scout Council be granted a 25 year lease at a nominal rent of £1 p.a. on condition that the Scouts put the building into a good condition and accept responsibility for all repairs.
- 6 A Band which comes within the umbrella of the District Scout Council and which occupies one of the other buildings nearby will also surrender occupation as part of the agreement and be relocated within the barn. The Council will pursue vacant possession of the remainder of the buildings and demolish these in order to make safe.

5. FINANCIAL IMPLICATIONS

- 5.1 The proposed lease will remove the Council's potential repairing liability. The nominal rental of £1pa is the best rental reasonably obtainable given the poor condition of the building and its limited alternative use.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 *LADS to comment*

7. RISK MANAGEMENT

- 7.1 ?

8. CONCLUSION

- 8.1 The proposed lease will regularise the Scouts occupation of this building and will enable them to seek grant assistance for its renovation to provide proper facilities for

the Scouting movement.

9. CONSULTEES

9.1

10. BACKGROUND PAPERS

10.1 None

KM/JHL
30 June 2005