

RECORD OF EXECUTIVE DECISION

Tuesday, 21 April 2015

Decision No: (CAB 14/15 14491)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	CABINET MEMBER FOR COMMUNITIES
SUBJECT:	COMMUNITY ASSET TRANSFER STRATEGY: PROGRESS AND REVIEW
AUTHOR:	VANESSA SHAHANI

THE DECISION

Modified recommendations:

- (i) To approve the recommended changes to the Community Asset Transfer Strategy, attached at Appendix 1, to:
 - Streamline the application process
 - Give existing tenants first refusal.
- (ii) To delegate authority to the Assistant Chief Executive to make any minor or consequential amendments and/or refinements to the process as may arise from time to time.
- (iii) To approve the disposal of Townhill Park Community Centre on a leasehold basis and at less than Best Consideration (where appropriate) to City Life Church and to delegate authority to the Assistant Chief Executive following consultation with the Cabinet Members for Communities and Resources and the Head of Property to approve the detailed disposal terms and to subsequently agree detailed disposal terms and negotiate and carry out all ancillary matters to enable disposal of the site.
- (iv) To delegate authority to the Assistant Chief Executive, following consultation with the Cabinet Members for Communities and Resources and the Head of Property to transfer properties that have reached Stage 2 of the current process, namely:
 - Harefield Community Centre
 - Northam Community Centre
 - St. Albans Resource Centre
 - Townhill Park Community Centre

at less than Best Consideration (where appropriate) to either the current or any new applicants following the new application process and to subsequently agree detailed disposal terms and negotiate and carry out all ancillary matters to enable disposal of the sites.

- (v) To delegate authority to the Head of Property to approve the disposals on

- a leasehold or freehold basis at less than Best Consideration.
- (vi) To delegate authority to the Assistant Chief Executive, following consultation with the Cabinet Members for Communities and Resources and Head of Property to do anything necessary to give effect to the recommendations contained in this report.
 - (vii) To note progress on transferring community centres and buildings.

REASONS FOR THE DECISION

Cabinet approval is required to approve disposal of land at less than Best Consideration and to amend the Council's Community Asset Transfer Strategy.

DETAILS OF ANY ALTERNATIVE OPTIONS

Do nothing and continue with the Council's Community Asset Transfer Strategy and associated application process. This option was rejected as feedback from community, voluntary and faith organisations supported reviewing a number of aspects to make the process more streamlined and to shorten timescales.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

Modified Report

Insert new paragraph 12:

(12) Townhill Park Community Centre is within the Children's Services portfolio. If there were no restrictions placed upon the property, and the Council were free to let at a market rent, the value of the property would be approximately £200,000. The proposed transaction gives an undervalue of £185,000 and the Council receives a number of benefits in return. The city will gain a number of social and economic benefits from the transfer as the proposed programme of activities will deliver additional social support, debt support and a food bank. City Life Church intend to play a coordinating role with existing groups in area to begin building a greater sense of community and develop provision to meet local needs including those of young people and families.

Subsequent paragraphs renumbered.

CONFLICTS OF INTEREST

None.

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date:
21 April 2015

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 clear days (as set out in the Constitution) from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*