

ASSET STRATEGY GROUP

9 August 2016

4.00 p.m.

Not for Publication by virtue of Paragraph 3 of Schedule 12A of the Local Government Act 1972

PRESENT

Members: Councillors C J Spruce (Chairman), I M P Pritchard and A F Smith.

Officers: M Hooper, R King, J Smith and A Thomas.

(Apologies for Absence were received from S Langston and C N Turner).

122. MINUTES

The Minutes of the meeting held on 10 March 2016 were noted.

123. MATTERS ARISING:

Minute No.119 - Update on Asset Transfers

(i) Hospital Road Playing Fields to Burntwood Dragons and Burntwood Phoenix FC – *Draft lease received for signing.*

(ii) Land at Langdon Crescent to Whittington Parish Council – *Transferred.*

(iii) Transfer of various parcels of land along the Lichfield Canal route to the Lichfield Canal Restoration Trust – *Awaiting technical information in connection with the sites.*

(iv) Land at Albutts Road to Walsall Metropolitan Borough Council – *No progress to date.*

(v) Gentleshaw Common SSSI to Staffordshire Wildlife Trust – *Transferred.*

(vi) Adoption of Public Open Space at Darwin Park Estate – *Solicitors acting for Bryant Homes to provide documentation (including Land Registry Compliant Plans) to enable the transfer to proceed.*

124. RESTRICTIVE COVENANT – BROWNSFIELD ROAD LICHFIELD

Consideration was given to a request for the removal of a restrictive covenant contained in the freehold title of a residential property in Brownsfield Road, Lichfield.

Reference was made to a letter received from Online Solicitors on behalf of the owner of the property and the timeline of events was shared with the Group.

RESOLVED: That legal advice be sought on the options open to the Council and that the matter be determined at the meeting of the Group on 8 September 2016.

(COUNCILLOR PRITCHARD DECLARED A PERSONAL INTEREST IN THIS ITEM AS HE KNEW THE SOLICITOR ACTING ON BEHALF OF THE OWNER OF THE PROPERTY)

125. POTENTIAL DEVELOPMENT SITES IN BURNTWOOD

Further to the Asset Strategy Group meeting on 10 May 2016 (Minute 117) instructions were sought in relation to four areas of open space in Burntwood that had been identified as potentially suitable for development.

It was noted that that local ward Members had been consulted and their responses were appended to the report.

Members considered the consultation responses and agreed that, of the areas identified, the sites at Hawthorne Crescent and Oakdene Road should be progressed.

The Group agreed that, to maximise the return to the Council, planning permission should be sought prior to disposal. It was also suggested that discussions be held with Bromford Housing to explore the potential for social housing at Hawthorne Crescent.

Members asked about the progress made in assessing potential development sites in Lichfield and rural areas and it was agreed that a report be submitted to the next meeting.

RECOMMENDED: (1) That planning permission be sought for Council owned land at Hawthorne Crescent and Oakdene Road, Burntwood and the land be disposed of on terms to be agreed by the District Valuer.

(2) That discussions be held with Bromford Housing on the potential for providing social housing at Hawthorne Crescent, Burntwood.

(3) That a report be submitted to the next meeting on the progress made in assessing potential development sites in Lichfield and other areas.

126. ASSET MANAGEMENT – PROPOSAL FOR ESTABLISHING A LIMITED LIABILITY COMPANY

The Group was updated on the progress made in establishing a Limited Liability Partnership (LLP) with Public Sector Plc (PSP).

It was advised that inaugural meetings had taken place between officers and PSP and that PSP had undertaken an initial review of the Council's Asset Portfolio.

Contracts had been cross referenced with Warwick District Council and these would be signed in the near future.

Details were given of the next stage which involved the establishment of an Operations Board and a Members Board.

RECOMMENDED: (1) That the content of the report be noted

(2) That the Council be represented on the Members Board by the Leader of the Council, Deputy Leader of the Council and Cabinet Member for Finance and Democracy.

127. LEASE OF BOWLING GREENS IN BEACON PARK TO MUSEUM BOWLS CLUB

Consideration was given to a proposal to lease the bowling greens in Beacon Park to the Museum Bowls Club.

The Group was advised that the bowling greens had received significant investment in recent years from the Heritage Lottery Fund and S106 funding which had enabled the relocation of one of the greens and the construction of a community building (the Discovery Hub).

The Council managed and maintained the bowling greens at an annual cost of approximately £25,965 while the site generated £7,255 of income.

It was noted that transferring open space assets to community groups featured highly in the Council's objectives and discussions had taken place with the Museum Bowls Club and Lichfield Crown Green Club which used the green in Beacon Park and the Uxbridge Arms Crown Green Bowling Club which used the green in Chasetown Memorial Park.

While the Uxbridge Arms Bowling Club and the Lichfield Crown Green Club had declined to take up a lease the Museum Bowls Club had indicated an interest in working with the Council to prepare draft Heads of Terms as the first step to agreeing a lease for the greens in Beacon Park.

It was anticipated that the Museum Bowls Club would be responsible for maintaining the bowling greens and where possible offer a public play facility. Meanwhile Council would continue to manage the Discovery Hub and the hedgerow boundary and assist with green waste recycling.

RESOLVED: (1) That preparatory work be undertaken to establish whether any covenants exist that may affect the proposal to lease the bowling greens at Beacon Park.

(2) That negotiations with the Museum Bowls Club to agree a 25 year lease (with a 5 year break clause) for the sole tenancy of both bowling greens in Beacon Park be endorsed.

128. DATES OF FUTURE MEETINGS:

It was noted that quarterly meetings had been programmed into the Calendar of Meetings and the next meeting would be held on Thursday 8 September at 4.00 p.m.

(The Meeting closed at 4.58 p.m.)

CHAIRMAN