

Committee: Cabinet

Agenda Item

Date: 7 April 2016

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Title: Transfer of Flitch Green Community Centre and Baynards Avenue Play Area to Flitch Green Parish Council

Portfolio Holder: Cllr Howell

Key decision: No

Summary

1. This report seeks Members consideration of the transfer of Flitch Green Community Centre and Baynards Avenue Play Area for nil value to Flitch Green Parish Council. Both assets were transferred to the Council as part of a S106 agreement with the intention that in time they would pass to Flitch Green Parish Council. Included in the transfer would also be the balance of S106 monies held for the two assets. These sums are £34,368.97 for the community centre and £4,000 for the play area.

Recommendations

2. That the Flitch Green Community Centre and Baynards Avenue Play Area are transferred to Flitch Green Parish Council along with the balance of S106 monies totalling £38,368.97 subject to no objections being received following the public notice of the proposed disposal of the assets.

Financial Implications

3. The Community Centre has a value of £1,358,350 and the Play Area has a value of £3,085 in the Council's asset register.

Background Papers

4. None.

Impact

Communication/Consultation	Notice of the proposed disposal of the assets at Flitch Green in accordance with the requirements of Section 123(1) and (2A) of the Local Government Act 1972.
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	The Council is required by the Local Government Act 1972 to obtain best consideration reasonably obtainable unless the Secretary of State consents or it falls within the General Disposal Consent 2003.
Sustainability	None

Ward-specific impacts	Flitch Green
Workforce/Workplace	None

Situation

5. One of the strategic objectives in the council's Asset Management Strategy is to devolve the responsibility for owning and maintaining assets to local people where appropriate. The two assets were obtained under a S106 agreement with the intention that the assets would be passed to the Parish Council.
6. Flitch Green Parish Council has agreed to take the two assets.
7. As the Community Centre has been open for a number of years it requires some remedial work prior to the handover. A schedule of works has been agreed and will be carried out once Member approval for the transfer has been given. The cost of this work will be met from the general fund repairs budget.
8. When the Community Centre was transferred to the Council it came with a maintenance fund which has £10,368.97 remaining. In addition the Council set aside a sum for sound attenuation work of £24,000 giving a total for the Community Centre of £34,368.97. The Play Area has the sum of £4,000 remaining. It is proposed that these sums are transferred to the Parish Council along with the assets.
9. As the Council is not receiving any consideration for the assets being transferred, despite them being valued at £1,361,435 the Council needs to be sure that the disposal of the assets will help it to secure the promotion or improvement of the economic, social or environmental well-being and the value of the assets are less than £2 million.

Conclusion

10. It is concluded that the transfer of the land to the Parish Council is in accordance with the council's Asset Management Strategy and is the best way of managing the assets.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Parish Council declines to take the assets	1 – The Parish Council have confirmed that they will take the assets.	2 – Ownership would remain with the Council and decisions would have to be taken as to the future operation model.	Ongoing discussions with the Parish Council

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.