

**Committee:** Community Committee

**Agenda Item**

**Date:** 1 November 2007

**8**

**Title:** MOUNTFITCHET GREEN – LEASING OF  
LAND FOR A MULTI-USE GAMES AREA

**Author:** Gaynor Bradley, Leisure & Community  
Development Manager, 01799 510348

Item for decision

---

### Summary

- 1 This report seeks Members' approval for land at Mountfitchet Green, Stonyfield Drive to be leased to the Stansted Mountfitchet Parish Council for the purpose of the construction and future maintenance of a Multi-use Games Area.

### Recommendations

- 2 Members are recommended to approve the request from Stansted Mountfitchet Parish Council to lease the area of land shown hatched on the plan attached at Appendix 1 to the Parish Council subject to
  - a) the site being used solely for the construction of a Multi-use Games Area;
  - b) the Parish Council assuming responsibility for the maintenance and repair of the Multi-use Games Area, and
  - c) the land being leased on a peppercorn rental for a minimum period of 15 years.

### Background Papers

- 3 Letter from Stansted Mountfitchet Parish Council dated 18 October 2007

### Impact

4

|                            |  |
|----------------------------|--|
| Communication/Consultation | Consultation has been undertaken with young people, local residents and via the Area Panel process.  |
| Community Safety           | There have been incidences of anti-social behaviour in this area and the development of a Games Area has arisen as a result of a range of agencies working together with the young people and the local community. |

|                       |  |
|-----------------------|--|
| Equalities            | This development will provide opportunities for all children and young people living in the area in the 8 – 24 age range to participate in constructive activities.  |
| Finance               | The Council would not incur any additional costs. Stansted Mountfitchet Parish Council will maintain the Multi-use Games Area so the area of land on which it is constructed will be removed from the District Council's grounds maintenance of Mountfitchet Green open space. The remainder of the area will remain in the District Council's ownership and grounds maintenance contract. |
| Human Rights          | None   |
| Legal implications    | [Check contents with EM (Corp Governance)]   |
| Ward-specific impacts | This arrangement will have an impact on recreation provision in the Stansted South Ward.   |
| Workforce/Workplace   | None   |

## Situation

- 5 During the past few years there have been a number of anti-social behaviour issues in Stansted Mountfitchet and in order to address these issues a series of multi-agency meetings have been held.
- 6 At these meetings it has been identified that further facilities really need to be provided for children and young people in order to ensure that a range of options exist for them to participate in regular games and sporting activity.
- 7 The District Council's Tenant Participation Team undertook local consultation regarding the siting of a Multi-use Games Area on the recreational green at Stonyfield Drive.
- 8 Regular reports on progress were made to the South West Area Panel where the proposal received endorsement.
- 9 Young people were consulted through the local youth club regarding the type of facility they would like to be able to use.
- 10 As a result of all of the consultation quotations were sought from four companies for the provision of a Multi-use Games Area. A report detailing the quotations was presented to Stansted Mountfitchet Parish Council on the 25 July 2007 and Parish Councillors chose a preferred option for further investigation.

- 11 This project has been incorporated into the Play Strategy as a portfolio project with the aim of securing a Big Lottery contribution. Other funding sources are also being pursued.
- 12 The Parish Council will need to submit a Planning Application for this development and in preparation for this work it is now requesting that approval be given for the required area of land to be leased to the Parish Council for the purpose of constructing a Multi-use Games Area.
- 13 It is proposed that the lease be for a period of 15 years on a peppercorn rental as this will enable the Stansted Mountfitchet Parish Council to provide a suitably sustainable facility.
- 14 This partnership project has been developed to provide support for and show commitment to the children and young people of the local area. Once the development is in place it will also provide a further facility for the District Council's Community Sports Outreach Workers to engage with local young people.

## Risk Analysis

15

| <b>Risk</b>  | <b>Likelihood</b> | <b>Impact</b>   | <b>Mitigating actions</b>   |
|--|-------------------|---|---|
| If the land is not leased to the Parish Council then the project will not commence.  | High              | The young people will not be catered for.                     | Leasing only the area of land required for the Multi-use Games Area will enable this project to be pursued for the benefit of local young people. |
| The project might not be progressed due to other factors i.e. lack of funding or lack of commitment to pursuing the development. | Medium            | Young people will not be provided with additional facilities. | Support from District Council Officers be provided to assist in procuring the necessary funding and progressing the project.                      |