

TITLE OF REPORT: Lease Renewal of Land to the rear of Lead Road,
Greenside, Ryton

REPORT OF: Mike Barker, Strategic Director, Corporate Services and
Governance

Purpose of the Report

1. To seek approval to the lease renewal of land to the rear of Lead Road, Greenside.

Background

2. The land at Lead Road, shown edged black on the attached plan, is currently leased to the Trustees of Greenside Football Club for a term of 10 years from 1 September 2007 and expired on 31st August 2017, at a rent of £360.00 per annum.
3. The Club has requested a new longer term lease which will enable it to secure funding and terms have been provisionally agreed for a 35 year lease.

Proposal

4. It is proposed that the lease be renewed for a period of 35 years at a rent of £500 per annum, subject to 5 yearly rent reviews to the Trustees of Greenside Football Club.

Recommendations

5. It is recommended that Cabinet authorises the grant of a 35 year lease to the Trustees of Greenside Football Club at an initial rent of £500 per annum subject to 5 yearly rent reviews.

For the following reason:

To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.

APPENDIX: Lease renewal of land at the rear of Lead Road, Greenside.

Policy Context

1. The proposal supports the overall vision for Gateshead as set out in Vision 2030 and the Council Plan: In particular creating conditions for volunteering and community cohesion, and promoting a healthy and active Gateshead.
2. The proposal also accords with the provisions of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of the estate through disposal of an uneconomic asset.

Background

3. Greenside Football Club is a long established club, with one senior team, who currently lease the land shown edged black on the attached plan for a term of 10 years from 1 September 2007 at a rent of £360.00 per annum.
4. Terms have been provisionally agreed to renew the lease for a period of 35 years at a rent of £500 per annum subject to 5 yearly rent reviews with effect from 1 September 2017. The longer term will enable the Club to access funding to sustain and expand.

Consultation

5. In preparing this report, consultations have taken place with the Leader, Deputy Leader, and Ward Councillors for Crawcrook and Greenside who have raised no objections to the proposal.

Alternative Options

6. The option of not renewing the lease has been discounted as the liability for grounds maintenance would revert to the Council.

Implications of Recommended Option

7. **Resources:**
 - i. **Financial Implications** – The Strategic Director, Corporate Resources confirms that the renewal of the lease will result in continued and additional revenue for the Council.
 - ii. **Human Resources Implications** – There are no implications arising from this recommendation.
 - iii. **Property Implications** – The renewal of the lease will ensure a continued reduction in the Council's maintenance liability and will produce an income for the Council.
8. **Risk Management Implications** – There are no implications arising from this recommendation.

9. **Equality and Diversity Implications** – There are no implications arising from this recommendation.
10. **Crime and Disorder Implications** – The renewal of the lease of this land will remove opportunities for crime and disorder.
11. **Health Implications** – There are no health implications arising from this recommendation.
12. **Sustainability Implications** – The renewal of the lease will ensure that the land is retained for the development of sport and leisure.
13. **Human Rights Implications** – There are no implications arising from this recommendation.
14. **Area and Ward Implications** – Crawcrook and Greenside in the West area.