

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****LAND AT FIELDS FARM CLOSE, WILLOUGHBY-ON-THE-WOLDS –  
SURRENDER AND GRANT OF NEW LEASE****Purpose of the Report**

1. To seek approval for the surrender of the existing 25 year lease and to the granting of a new 30 year lease to the Willoughby Community Park Association.

**Information and Advice**

2. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. Disclosure of this information would prejudice the parties' commercial interests.
3. Following helpful advice from Willoughby on the Wolds Parish Council, the County Council purchased 5.83 acres or thereabouts of grassland at Fields Farm Close from David Wilson Homes in April 2004. This enabled the County Council to secure the facilities for the village primary school, which is currently in leased accommodation, whilst also providing a playing field for the school and local community.
4. The County Council acquired sufficient land to meet the aforementioned possible educational requirements. Consequently, a twenty-five year lease was granted on 8 May 2007 to the Willoughby Community Park Association, a registered charity, which allowed them to use the surplus area as a community park via grant funding. The park was officially opened on 19 June 2010 and provides play equipment suitable for all ages of children. In addition there is a junior football pitch, a trim trail, a willow tunnel and a BMX track.
5. The Willoughby Community Park Association approached the County Council in 2012 to request an extension to the lease term as their lease only had 20 years left to run and to enable them to gain some additional funding, they needed at least 25 years unexpired. Approval was accordingly obtained at Property Portfolio on 4 May 2012 for the granting of a new lease for a 30 year term. However, due to the lack of response from the Association the lease was never completed.
6. The County Council have recently received communication from the Willoughby Community Park Association's solicitor who advises that that they now wish to proceed with the lease. However, with the lease not completing within the 6 month constitutional

timeframe following approval in 2012, a further report seeking approval to the new lease is required.

7. All the other terms in the existing lease will remain the same as detailed below. Willoughby Community Park Association will also pay the County Council's legal fees in granting the new lease.

### **Other Options Considered**

8. Disposal of the site which will take away this important facility to the village.

### **Reason/s for Recommendation/s**

9. The Authority currently has no strategic or operational requirement for the site and by providing a new lease, this will allow the Willoughby Community Park Association to gain access to various areas of funding to improve the facilities for the local community.

### **Statutory and Policy Implications**

10. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

### **RECOMMENDATION/S**

- 1) That Members approve the surrender of the existing 25 year lease and grant a new 30 year lease to the Willoughby Community Park Association, all terms in the existing lease remain the same as outlined in the exempt appendix.

**Councillor Mrs Kay Cutts MBE**  
**Leader of the County Council**

**For any enquiries about this report please contact:**  
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### **Constitutional Comments (CEH 16.08.2018)**

11. The recommendation falls within the remit of Policy Committee under its terms of reference.

### **Financial Comments (RWK 29.08.2018)**

12. The financial implications are set out in the exempt appendix.

## **Background Papers and Published Documents**

13. None.

## **Electoral Division(s) and Member(s) Affected**

14. Ward(s): Keyworth

Member(s): Councillor John Cottee

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SP: 3415

Properties affected: 01296 - Land at Fields Farm Close