

REPORT OF THE LEADER OF THE COUNTY COUNCIL**COTGRAVE COUNTRY PARK – PROPOSED CABIN & LEASE TO FRIENDS OF
COTGRAVE COUNTRY PARK****Purpose of the Report**

1. To seek approval to install a cabin at Cotgrave Country Park to serve as a base for the Friends of Cotgrave Country Park and as a visitor centre for the park and approve a 10 year lease to the Friends.

Information

2. The cabin, comprising a purpose built steel structure will be funded by S.106 developer contributions and procured by Nottinghamshire County Council. Service installation costs will be funded under S.106 developer contributions. (see attached drawing and location plan). Groundworks preparations required for the cabin will be carried out by volunteers attached to Friends of Cotgrave Country Park.
3. The County Council would submit the planning application for the installation and operation of the cabin and will ensure that all necessary permissions are in place before any lease to the Friends of Cotgrave Country Park is granted.
4. The cabin will be maintained by Nottinghamshire County Council through the Green Estates budget of £6,000 for planned maintenance. Friends of Cotgrave Country Park will carry out day to day maintenance such as cleaning, decorating, fixing leaking taps, changing bulbs, doing the daily and weekly building checks. Additionally they will alert NCC officers to items that require maintenance of repair such as electrical repairs, blocked drains and the like.
5. Proposed lease terms to Friends of Cotgrave Country Park are attached in the **Appendix 1**.

Other Options Considered

6. No other viable options were identified for the provision of the cabin.

Reason/s for Recommendation/s

7. Providing a visitor facility at Cotgrave Country Park has been a long-term aspiration as stated in the approved Green Estate Strategy.

Statutory and Policy Implications

8. 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.

Crime and Disorder Implications

9. The cabin will enable the Friends of Cotgrave Country Park to have a more frequent presence in the area and will deter anti-social behaviour.

Financial Implications

10. The Council will incur maintenance costs during the course of the lease. These will be funded through the existing Green Estates budget in the sum of £6000. The Council will be responsible for all future maintenance and removal of the cabin if the proposed tenant ceases to operate.

RECOMMENDATION/S

- 1) To approve the installation of a cabin at Cotgrave Country Park to serve as a base for the Friends of Cotgrave Country Park and as a visitor centre for the park.
- 2) To approve the grant of a lease to Friends of Cotgrave Country Park of a cabin at Cotgrave Country Park on terms set out in the **Appendix 1**.

Cllr Mrs Kay Cutts MBE
Leader of the County Council

For any enquiries about this report please contact: David Hughes, Service Director, Investment & Growth, Tel: 0115 9773825

Constitutional Comments [CEH 25/05/2018]

11. The recommendation falls within the delegation to Policy Committee. When considering the recommendation the Committee should consider that when granting any rights or interests in land the Council is under an obligation to consider the effect on the value and use of the Council's retained land and appropriate value for the right or interest must be obtained.

Financial Comments [RWK 24/05/2018]

12. The financial implications are set out in paragraph 10 of the report.

Background Papers and Published Documents

None.

Electoral Division(s) and Member(s) Affected

Ward: Cotgrave

Councillor: Councillor Richard Butler

UPRN: 62176

COTGRAVE COUNTRY PARK – PROPOSED CABIN & LEASE TO FRIENDS OF COTGRAVE COUNTRY PARK

Information

Lease Terms:

Landlord	Nottinghamshire County Council
Lessee	Friends of Cotgrave Country Park
Premises	350 square metres or thereabouts at Cotgrave Country Park shown on the attached plan.
Term	10 years with effect from an early date to be agreed. * Note: The lease will be contracted out of sections 24 to 28 of the Landlord and Lessee Act 1954, Part II (as amended).
Rent	1 peppercorn per annum (if demanded).
User	The premises are to be used solely for the siting of a cabin.
Hours of use	Dawn to dusk, daily.
Notices	The Lessee will be responsible for the provision of all signage detailing the equipment authorised for use by the public and all restrictions / conditions relating to that use. Such signage will also include the appropriate contact details of the Lessee.
Outgoings	The Lessee will be responsible for all outgoing in connection with the use of the Premises.
Access	Access to the Premises is to be via the public surfaced pathways within the Country Park.
Landlord's Obligations	<ul style="list-style-type: none"> To assist and advise as necessary with the ongoing management of the C To permit access to site for third party's with or without vehicles associate and servicing of the Containers

	<ul style="list-style-type: none"> • To undertake all necessary routine inspections and safety checks according to current leg and best practice to maintain the Containers, services and fittings (including water safety monitoring and electrical appliance safety checks) • To undertake maintenance works in accordance with NCC's planned maintenance program maximum of £6,000 per year.
Tenant Responsibilities	<ul style="list-style-type: none"> • The tenant will carry out day to day maintenance such as cleaning, decorating, fixing leaking taps, changing bulbs, doing the daily and weekly building checks. • The tenant will alert NCC officers to items that require maintenance of repair such as electrical repairs, blocked drains and the like. • To maintain and keep the containers in a safe and tidy condition at all times. • To remove and dispose in a responsible manner all waste from the Containers on a regular basis and to keep the demise clean, tidy and in a safe condition. • To observe at all times the conditions detailed in the Site Risk Assessment in relation to the use of vehicles on site when travelling across the Country Park to the site and the Car Park.