

Executive Member Decision



REPORT OF: Executive Member for Growth and Development

LEAD OFFICERS: Strategic Director of Place

DATE: Friday, 5 March 2021

PORTFOLIO(S) AFFECTED: Growth and Development

WARD/S AFFECTED: Blackburn South East;

SUBJECT:

Lease of land at Fishmoor Reservoir to Lancashire School Sailing Association

1. EXECUTIVE SUMMARY

1.1 To seek approval to grant a long leasehold interest in land at Fishmoor Reservoir to Lancashire School Sailing Association for the purposes of a community hub for watersports activities

2. RECOMMENDATIONS

That the Executive Member:

- 2.1 Approves entering into a long leasehold agreement with Lancashire School Sailing Association
- 2.2 Delegates authority to the Growth Programme Director in consultation with the Executive Member for Growth and Development to finalise the Heads of Terms and final site boundaries.
- 2.3 Approves Lancashire School Sailing Association to develop a community hub for watersports activities on the land (subject to planning approval).

3. BACKGROUND

3.1 Lancashire School Sailing Association (LSSA) is a small voluntary Youth Watersports charity (CIO No:1169755) with its main operating base at Fishmoor Reservoir, Blackburn.

The Association has been supported by United Utilities as site owners, giving access to this community resource, and from a number of local & national funders including Sport England assisting with training and equipment which has enabled LSSA to provide opportunities for Young People at this site since 1981. Over 700 “on water” pupil sessions were delivered at Fishmoor Reservoir in 2019.

3.2 Recently LSSA has seen a growth in membership and increase in demand from local groups. The charity aim to reach more young people and volunteers through local Schools, community groups, National Governing Body of Sport and Active Lancashire network. LSSA’s intention is to deliver a series of attractive courses in line with their successful existing programme, and also run open days and undertake outreach work to engage harder to reach groups and individuals.

3.3 To cater for this growth, LSSA has identified through consultation that a new, fit for purpose facility is required to replace the existing dilapidated and sub-standard teaching rooms, changing areas and boat storage containers.

The new fully accessible building will be equipped with learning aids e.g. hearing loops, for those with disabilities or special educational needs, and will consist of:
Reception, small sailing centre office and adult changing rooms.
Dry training rooms and social areas which can be merged to create larger classrooms and meeting areas.
Boats, equipment, spares & safety boat storage areas.
Wet changing, showers and teaching areas.
External boat rigging and teaching areas.
Additional external storage area for boats and paddling equipment.

3.4 The proposed new development will not fit on the current site let by LSSA from United Utilities, so in order to facilitate the development it is necessary for Blackburn with Darwen Borough Council to grant a leasehold interest over land immediately adjoining the site (Annex A). The length of lease will match that granted by United Utilities for consistency.

3.5 It will also be necessary for the Council to grant a licence for building works to allow LSSA to carry out the development, which will be subject to planning approval.

4. KEY ISSUES & RISKS

4.1 If LSSA fail to develop this new facility they would not be able to grow the level of on-water activity they intend to deliver for local community groups & schools. In turn this would mean that their new Watersports Development Plan could not be implemented.
Ultimately active participant numbers would fall as the facilities become unusable, and an opportunity to reach new and different community audiences to positively develop their physical and mental wellbeing would be missed.

5. POLICY IMPLICATIONS

5.1 The disposal method accords with the Council's approved policy for disposals.

6. FINANCIAL IMPLICATIONS

6.1 The Council is currently in discussions regarding a rental contribution from the LSSA, and if this is required, the rental value will be at a reduced rate to take into consideration their charitable status and ongoing contribution to the community. Any rent to be charged will fall within delegated powers threshold.

7. LEGAL IMPLICATIONS

7.1 The disposal method complies with the Council's legal obligations for such transactions and with the Council's Disposal Policy 2019

8. RESOURCE IMPLICATIONS

8.1 Legal and surveyor resources will be required to complete the transaction

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision.

10. CONSULTATIONS

10.1 The proposal has been subject to consultations between Council Officers, Executive Members, and Legal and Planning departments

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published.

CONTACT OFFICER:	Simon Jones, Programme Director, Growth and Development
DATE:	02 nd March 2021
BACKGROUND PAPER:	None