

EXECUTIVE DECISION RECORD SHEET

Name of decision maker:	Cllr Nicholas Tiley Cllr Collette Wyatt-Lowe
Portfolio:	Finance and Resources Community Services & Public Protection
Date of Portfolio Holder Decision:	

Title of Decision:	Letting of Adeyfield Youth Club
Decision made and reasons:	<ol style="list-style-type: none">1. To approve a short term lease to the Hemel Hempstead Boxing Club following consideration of offers for the lease of the property.2. To delegate authority to the Valuation and Estates Manager to agree the terms of the short term lease.
Other Documents Considered:	Statements from the Boxing Club. Letter from the Bangladeshi Community Neighbourhood Action Team.
Officers/Councillors/Ward Councillors/Stakeholders Consulted:	Cllrs. Moore, Lawson, William Wyatt-Lowe. Wood and White Julie Still – Group Manager (Resident Services)
Monitoring Officer/ Chief Financial Officers Comments:	
Monitoring Officer:	No further comments to add to this report.
S.151 Officer:	Due to the nature of the lease there would not be a financial impact to Dacorum Borough Council, as the club would be responsible for any repairs to the building.
Implications:	<p>The building has potentially serious structural problems which require monitoring. In additional, there are many repairs required to bring the property back into a fit state.</p> <p>Risk:</p> <p>The building will deteriorate beyond economic repair if improvements/repairs are not undertaken shortly.</p> <p>The project is high profile and is monitored through the Improving Dacorum Programme.</p> <p>Value for Money:</p> <p>The proposal to lease the building will not involve the Council being responsible for any internal or external repairs.</p>

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Portfolio Holders Signature:

Date: 8 October 2010

Details of any interests declared and any dispensations given by the Standards Committee:

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Date Decision Record Sheet received from portfolio holder: 11 October 2010

Date Decision Published: 11 October 2010 Decision No: PH/051/10

Date of Expiry of Call-In Period: 18 October 2010

Date any Call-In received or decision implemented:

BACKGROUND REPORT

1. The building was originally leased to trustees for the Youth Club from 1 September 1970 for a term of twenty eight years. The use of the premises was that of a youth and community centre.
2. A Notice to Quit was served on the Trustees on 19 January 1998 to bring the tenancy to an end in August of this year. Provisional terms for the renewal of the lease were agreed but prior to its implementation the Trustees advised the Council that they would not now proceed.
3. The Council had therefore, to manage the building directly and arranged various lettings to local groups.
4. Over the years there has been serious concern with the structural stability of the building, particularly associated with the walls and roof structures. The internal fracture was perceived to have been caused due to the presence of lime trees. The roof was liable to leaks given the design and the type of materials used.
5. The last occupier of the premises was the Highfield Carnival Club who ultimately failed to complete the lease and were eventually served a Notice to Quit on 25 January 2010.
6. There has been interest from two parties to take a lease of the premises. They are:-
 - a) Hemel Hempstead Boxing Club
 - b) The Bangladeshi Community Neighbourhood Action Team
7. Their respective representatives have both undertaken a detailed inspection of the premises and their written proposals are attached in Appendix A and B.
8. As the building will require some element of repair and improvement, both parties have indicated that they have the resources in manpower and finances

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to undertake the basic improvements required. At this stage the major structural elements will be monitored over the next few years to ascertain the full extent of the repairs necessary.

9. Terms have not been agreed at this stage but both organisations are assuming that the rent will be nominal over the lease term which would, in all probability, be of 3 – 5 years duration.
10. There are merits for both parties to be granted a lease on the building, but on balance the Boxing Club proposals would appear to be more appropriate for the building for the following reasons.
 - i) They have a number of members in the club who are in the building trade who can undertake the repairs and maintenance.
 - ii) They do not have a permanent building in Hemel Hempstead to erect the boxing room which limits the club's growth and continuation.
 - iii) They are youth orientated and have received support from various sources including the Police and Neighbourhood Associations.
11. The Bangladeshi Neighbourhood Action Team are proposing to use the building as a drop-in centre for the community which will include use for religious studies and cultural social events.
12. They have supporters who can undertake repair works excluding structural repairs and they have expressed an interest in acquiring the freehold in the property at a later date.
13. It is recommended on the proposals put forward that the Boxing Club be given an opportunity to acquire an initial short term lease subject to satisfactory terms being agreed.