

REPORT FROM: HEAD OF CENTRAL and REGENERATION SERVICES

TO: NELSON COMMITTEE

DATE: 5th January 2015

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**Bodies in Motion – Community Greenhouse Project.
Land off Fleet Street, Nelson**

PURPOSE OF REPORT

To recommend that Members request the Executive to agree to the granting of a 25 year lease to Bodies in Motion (Pendle) Ltd for a Community Greenhouse Project on the land shown edged red on the attached plan.

RECOMMENDATIONS

- (1) That this Committee recommends the Executive to authorise the granting of a 25 year lease to Bodies in Motion (Pendle) Ltd. for the creation of a Community Greenhouse Project.
- (2) If authorised that approval of the full terms and conditions of the lease is delegated to the Head of Central and Regeneration Services.

REASON FOR RECOMMENDATION

That the granting of the 25 year lease will enable Bodies in Motion (Pendle) Ltd. to take forward their proposal for a Community Greenhouse Project.

BACKGROUND

Bodies in Motion (Pendle) Ltd. have been successful in obtaining a 'Big Lottery Fund' grant to establish a Community Greenhouse Project. They are proposing an initiative, developing a community focused greenhouse and sustainable food project. On securing a lease of the land they intend to erect a number of large poly-tunnels, providing planting beds for the community and encourage local individuals to grow their own food and take part in other horticultural activities. The project presents an opportunity for a sustainable community resource, educating people in various aspects of horticulture and growing crops, which could then be used by individuals, donated to those in need and/or sold on a seasonal markets. In addition it presents an opportunity for local

people to engage in shared activities and address issues including social isolation, an increasing problem, particularly amongst older people.

Issue

The site that has been identified is currently unused and though requiring planning permission is within the Bradley Area Action Plan boundary. The scheme is thought to be an acceptable use, likely to be recommended for planning approval when an application is submitted.

1. Bodies in Motion require a 25 year lease of the site in order to receive the grant identified.
2. It is proposed that the lease is to be at a 'peppercorn' with no reviews.
3. Bodies in Motion will pay the Council's reasonable Legal costs and Surveyors fees for the transaction.
4. There will be a requirement under that lease that it is not transferable and cannot be assigned. Should the project cease then the lease will be surrendered back to the Council with the land/site in satisfactory condition.

IMPLICATIONS

Policy: The granting of the lease should enable the future beneficial community use of the land.

Financial: No capital or rental receipt for the Council and no maintenance costs for the council during the period of the lease.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: All risks for the Council will terminate during the period of the lease.

Health and Safety: See Risk Management

Climate Change: No implications are considered to arise directly from this report

Community Safety: Future beneficial community use will reduce any risks.

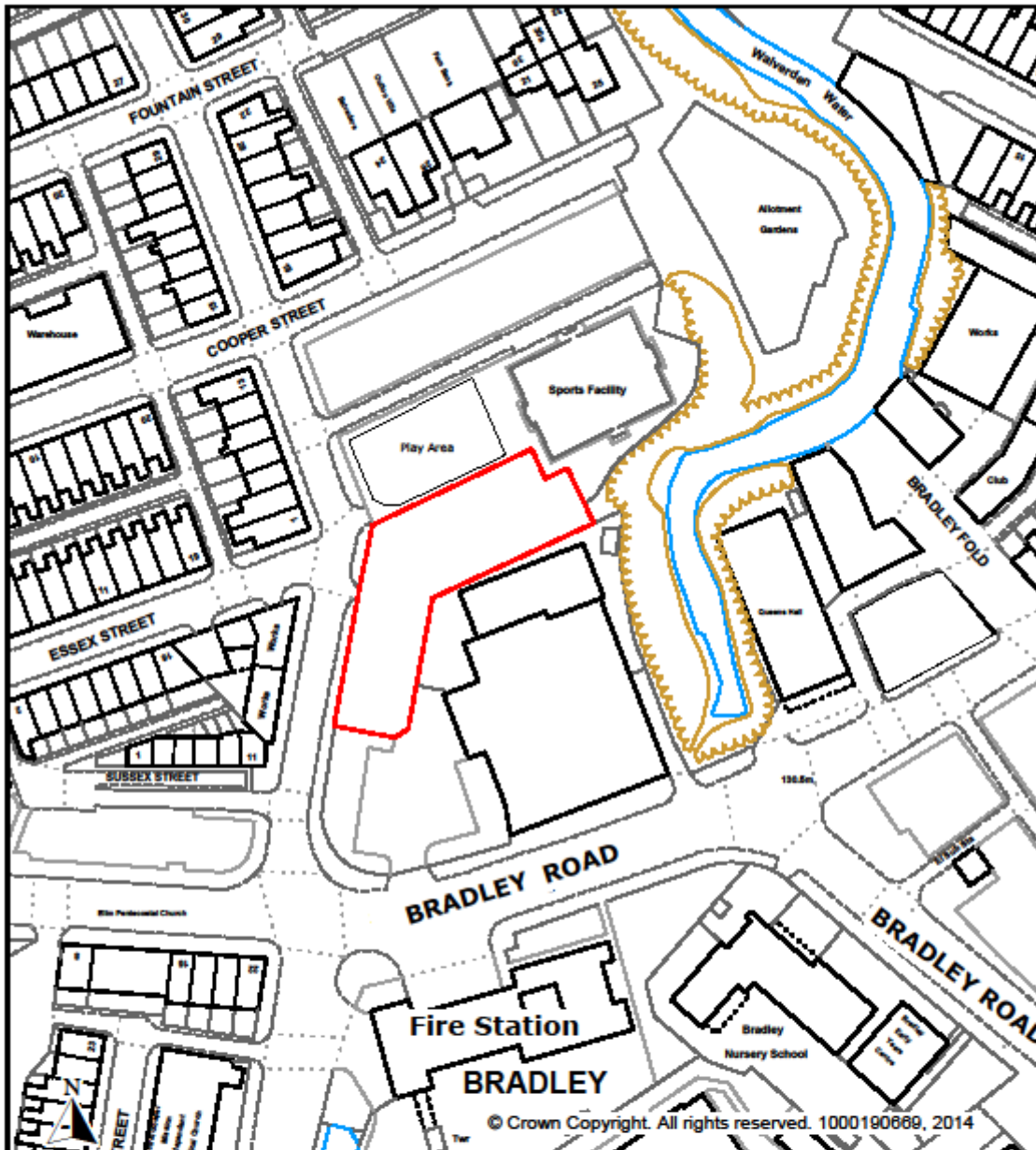
Equality and Diversity: No implications are considered to arise directly from this report.


APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

Correspondence from Bodies in Motion relating to the request for a lease of the land.



Description LAND OFF FLEET STREET, NELSON AREA EDGED RED APPROX. 1045 SQ. MTS.		Borough of  Pendle <small>WORKING IN PARTNERSHIP WITH</small> LIBERATA
Scale 1:1000	Drawing No. NE	
Drawn By L.G.	Date NOV. 2014	PROPERTY SERVICES No. 1 Market Street, Nelson BB9 7LJ Tel: 01282 878787 Fax: 01282 878993