

**NORTH SOMERSET COUNCIL
DECISION**

**DECISION OF: THE EXECUTIVE MEMBER FOR HUMAN
RESOURCES ASSET MANAGEMENT CAPITAL PROGRAMME AND
TRANSFORMATION**



**WITH ADVICE FROM: THE SECTION 151 OFFICER OF THE COUNCIL'S
CORPORATE SERVICES DIRECTORATE**

DECISION NO: 2018/2019 CSD172

**SUBJECT: Lease of Wood Lane Quarry, Weston-super-Mare BS23 2TR
KEY DECISION: NO**

BACKGROUND:

Terms have been agreed, subject to contract and subject to Council approval, for a 25 year lease of the land shown coloured pink and blue on the attached plan to be granted to Play Wild! Limited, at a peppercorn rent, with a permitted use to provide forest school type activities for school/nursery children and community groups.

The tenant will be required to put and keep the premises in a good and safe condition throughout the term and will be responsible for obtaining any other necessary consents prior to carrying out the permitted use under the lease.

The landlord will be responsible for maintenance of the perimeter fencing and for maintaining the access way shown coloured blue on the attached plan throughout the term

DECISION:

To authorise Officers to grant a 25 year lease of Wood lane Quarry on the terms as outlined above.

REASONS:

To make positive and beneficial use of this otherwise underutilised land and to make forest school type facilities available to children and community groups in this area.

OPTIONS CONSIDERED:

None

FINANCIAL IMPLICATIONS:

COSTS

Each party will bear their own costs in drafting and completing the lease. The Council will therefore incur some legal costs in drafting and completing the lease documentation.

FUNDING

There is no Council funding required for this Decision.

LEGAL POWERS AND IMPLICATIONS

The lease will create a contract between the parties.
The lease will be contracted out of s24 to s28 of the 1954 Landlord and Tenant Act

CONSULTATION

Ward Councillors and Officers within relevant Council Directorates have been consulted

RISK MANAGEMENT

The tenant will be required to provide the Council with relevant up to date Risk Assessments throughout the Term and to commission annual rock safety inspections on the rock faces at the premises.

The tenant will also be required to ensure that activities are carried out in a safe and proper manner, being supervised at all times by suitable vetted persons, with suitable teaching qualifications and to make available to the Landlord, as required, evidence and documentation of the vetting and suitable qualifications of those persons.

EQUALITY IMPLICATIONS

No

CORPORATE IMPLICATIONS

No

BACKGROUND PAPERS

No

SIGNATORIES:

DECISION MAKER(S):

Signed: Councillor David Pasley.....

Title: The Executive Member for Human Resources Asset Management Programme and Transformation

Date: 27 February 2019.....

WITH ADVICE FROM:

Signed: Richard Penska.....

Title: Corporate Services s151 Officer.....

Date: 27 February 2019.....

Footnote: Details of changes made and agreed by the decision taker since publication of the proposed (pre-signed) decision notice, if applicable:



