

## **HIGH PEAK BOROUGH COUNCIL**

**Individual Executive Decision for decision by 12 December 2022 (please send any comments to [democratic.services@highpeak.gov.uk](mailto:democratic.services@highpeak.gov.uk))**

**13 December 2022**

<b>TITLE:</b>	<b>Concessionary Lease of 109-111 Victoria Park Road to ROFA</b>
<b>EXECUTIVE COUNCILLORS:</b>	<b>Councillor Anthony McKeown – Leader</b>
	<b>CONTACT OFFICER: Nichola Mycock – Land and Commercial Officer</b>
<b>WARDS INVOLVED:</b>	<b>Stone Bench</b>

### **1. Reason for the Report**

- 1.1 The Residents of Fairfield Association (RoFA) have approached the Council to grant a new lease for 109-111 Victoria Park Road, Fairfield, Buxton; for the provision of a community laundrette and additional, community facilities.
- 1.2 This report seeks to gain formal approval to the granting of a new three year concessionary lease in respect of 109-111 Victoria Park Road, Fairfield, Buxton to RoFA.

### **2. Recommendation**

- 2.1 The Leader of the Council is asked to approve the granting of a new three year lease to RoFA on the terms outlined in the report.

### **3. Executive Summary**

- 3.1 The Council own the freehold of the land and buildings at 109-111 Victoria Park Road, Fairfield. The property sits within the wider Victoria Park Road mixed use commercial/residential site.
- 3.2 109-111 Victoria Park Road, Fairfield is currently unoccupied following Blythe House Hospice vacating the property in November 2016. The units have more recently been used for the storage of contractors materials.
- 3.3 RoFA have established that there is a need within the Fairfield community for a “community laundrette”; and they don’t have enough space at their current unit to deliver their clothes swap, food bank and other community facilities and services that they currently provide.

- 3.4 RoFA have made an approach to the Council to lease any vacant property within the vicinity of 133 Victoria Park Road and units 109-111 were deemed suitable for their requirements.
- 3.5 RoFA have requested a new lease for units 109-111 at a peppercorn rent (effectively no rent), to provide its community support.
- 3.6 Heads of Terms have been agreed and the basic terms are as follows:
- a three year lease
  - three month break options for either party
  - Peppercorn rent, if demanded
  - the tenant has the responsibility to pay all utilities (rates, water, electricity and gas etc.), insurance, statutory compliance and all internal repairs

#### 4. How this report links to Corporate Priorities

- 4.1 The report links to the Corporate priorities:
- Aim 1: Supporting our communities to create a healthier, safer, cleaner High Peak – Work with the community to address health inequality, food and fuel poverty and loneliness.
  - Aim 2: A responsive, smart, financially resilient and forward thinking Council - More effective use of Council assets to benefit our communities.

#### 5. Options and Analysis

- 5.1 Option 1: Do not agree this letting and leave Units 109-111 empty. **Not Recommended.** The RoFA would not be able to develop their proposed community support and the Council would have empty shop units along with their ongoing costs.
- 5.2 Option 2: Agree a new lease to the RoFA. To support the continued and enhanced provision of community services including a new “community laundrette” for Fairfield. **Recommended.**

#### 6. Implications

##### 6.1 Community Safety - (Crime and Disorder Act 1998)

The ‘Dreamscheme’ has been part of a range of activities that tackle low level Anti-Social Behaviour (ASB), and the additional space that will be available with the extra unit will help to further support the project.

##### 6.2 Workforce

No direct implications

6.3 Equality and Diversity/Equality Impact Assessment

No direct implications

6.4 Financial Considerations

The unit has been empty since 2016, and despite various efforts to market the unit, there has been little commercial interest.

Whilst the proposed lease will not provide a direct return to the Council, it will enable a local community group, to bring in additional resources to the community by the way of the additional services the use of the space will provide.

6.5 Legal

As detailed within the report.

6.6 Climate Change

The foodshare, clothing recycling and other activities that the additional space will provide, are supportive of the Council's climate change agenda.

6.7 Consultation

The ward Councillors have been consulted and are supportive of the proposal.

6.8 Risk Assessment

None

**NEIL RODGERS**  
**Executive Director (Place)**

**Web Links and**  
**Background Papers**

Proposed HOTs

**Contact details**

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## **7. Background**

- 7.1 The Council own the freehold of the land and buildings at 109-111 Victoria Park Road, Fairfield. The property sits within the wider Victoria Park Road mixed use commercial/residential site.
- 7.2 109-111 Victoria Park Road, Fairfield is currently unoccupied following Blythe House Hospice vacating the property in November 2016. The units have more recently been used for the storage of contractors materials.
- 7.3 RoFA have occupied 133 Victoria Park Road, Fairfield since 2003 for the purpose of its business to support the resident of Fairfield. This lease was initially for six years with an annual peppercorn rent.
- 7.4 RoFA have established that there is a need within the Fairfield community for a “community laundrette”; and they don’t have enough space at their current unit to deliver their clothes swap, food bank and other community facilities that they currently provide.
- 7.5 RoFA have made an approach to the Council to lease any vacant property within the vicinity of 133 Victoria Park Road and units 109-111 were deemed suitable for their requirements.
- 7.6 Heads of Terms have been agreed and the basic terms are as follows:
- a three year lease at a peppercorn rent if demanded
  - three month break options for either party
  - the tenant has the responsibility to pay all utilities (rates, water, electricity and gas etc.), insurance, statutory compliance and all internal repairs.
- 7.7 The new lease will start as soon as possible to allow RoFA the opportunity to set up the “community laundrette” in time for Winter.
- 7.8 ROFA’s occupation of the larger unit in the parade at Fairfield View, will allow them more space to deliver improvements to the “Dreamscheme”, “The Foodshare Project” and the “Back to Work” and benefits projects. More space facilitates a larger community volunteer base and should therefore make a difference to more people living in the Fairfield community. In addition new projects can be considered including the creation of a “Fairfield Warm Space” which will be open Monday, Wednesday, Friday and Sunday as well as the “clothes recycling” and the “person in need” laundry service.
- 7.9 High Peak Borough Council Communities Service will continue to work closely with ROFA to assist the setting up of new projects, offering continued and ongoing support. In addition, the projects being delivered from the Council’s assets will be monitored and reviewed by the Communities Team to ensure the effective delivery of services, helping the widest number of people within our neediest communities.