

Leicester
City Council

**WARDS AFFECTED:
AYLESTONE WARD**

CABINET

5 MARCH 2001

APPROVAL FOR ALTERATION OF LEASE TERMS FOR AYLESTONE HALL REFURBISHMENT

Report of the Director of Environment and Development

1. Purpose of Report

To seek approval to the insertion of new terms in the lease of Aylestone Hall to Hazlewood Plc to ensure the refurbishment of the stable block ahead of the main refurbishment of the Hall.

2. Summary

1. Following a tender process terms were agreed with Hazlewood Plc for the disposal of Aylestone Hall on long lease, which received Committee approval in August 2000.
2. Terms agreed:- Hazlewood pay £50,000 plus they refurbish half of the stable block to provide changing room, toilets, dining rooms and kitchen for the Bowls Club . Costed at £30,000 it was planned to finish the stable block for the start of the bowls season.
3. English Heritages requirements have meant the planning process for the Hall will not allow the outbuildings refurbishment within the time scale.
4. To facilitate the refurbishment of the stable block, it has been agreed with Hazlewood that they submit 2 planning applications, one for the Hall that will take some time and one for the outbuildings that should be decided quickly.
5. Hazlewood have agreed to this provided the following terms are put in the lease:-
 - a) they are granted an 18 month period to secure planning permission for the Hall scheme and
 - b) that in the event that they are refused planning permission for the Hall and we do not grant an extension then the Council will reimburse them for their outlay of £30,000 plus interest over the 18 month period at the Council's normal interest rate.

3. Recommendations

That the additional clauses as detailed above be added to the lease and agreement for lease to enable the refurbishment to the stable block to be commenced.

4. Financial, Legal and Other Implications

Financial Implications

An amount of £30,000 plus interest will have to be accounted for in budgets for year 2002/2003.

As the £30,000 has been allowed for in the purchase price, there is no net effect on receipts.

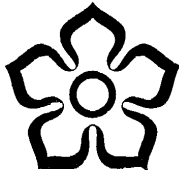
Legal Implications

The Council and Hazlewood Plc will enter into a lease and an agreement for lease with a suitable clause to implement the reimbursement if planning permission is refused.

5. Report Author:

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Peter Webster
Director of Environment and Development



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SUPPORTING INFORMATION

1. Report

- 1.1 Aylestone Hall, situated within Aylestone Hall Gardens, is a grade II listed building in poor order and on English Heritage's at risk register. The only user being the Aylestone Park Bowls Club who use part of the building for changing rooms etc.
- 1.2 Committee approval to marketing the site was obtained in 1998 but initial marketing received a poor response. A secondary selected tender process was carried out in 2000 and a satisfactory scheme was received from Hazlewood Plc, a specialist listed building developer. Committee approval was secured in August 2000 to grant a long lease to Hazlewood to refurbish the Hall and half of the stable block to make apartments. Also to refurbish the other half of the stables to, at their expense, to provide accommodation for the Bowls Club.
- 1.3 It was hoped to get planning permission for the whole scheme around the turn of the year after discussions with English Heritage. However, English Heritage requirements have meant the making of planning applications without their prior agreement. As this will inevitably take some time for all the discussions to take place (as a grade II star listed building, it does have to be referred to English Heritage) the developer has agreed to submit one application for the Hall and another for the Bowls Club stable block. This will enable, if all goes to plan, the works to be completed for the start of the new bowls season.
- 1.4 Hazlewood are prepared to do this work ahead of the main refurbishment but as the cost is estimated at £30,000, they will only do this if the Council enters into an agreement for a lease including the following terms in addition to the originally agreed terms.

1. That the Council grant an 18 month period for Hazlewood to get planning permission.
 2. That if no planning permission is granted by the end of this 18 month period and no extension is given to this period by Leicester City Council, then the Council will reimburse them for the cost of £30,000 plus interest for that period at the Leicester City Council normal rate.
- 1.5 It is anticipated that the planning permission will be secured and the reimbursement will not be necessary. However, if the reimbursement clause is carried out, the sum of £30,000 plus interest will need to be accounted for in budgets for year 2002/2003.
- 1.6 The refurbishment will avoid further deterioration of this important building and ensure it is taken off the English Heritage 'at risk' register.
- 1.7 The level of vandalism to both the garden and Hall is increasing and this early refurbishment of the stable block will help to improve this situation.

FINANCIAL, LEGAL AND OTHER IMPLICATIONS

1. Financial Implications

An amount of £30,000 plus interest will have to be accounted for in budgets for year 2002/2003.

As the £30,000 has been allowed for in the purchase price, there is no net effect on receipts.

2. Legal Implications

The Council and Hazlewood Plc will enter into a lease and an agreement for lease with a suitable clause to implement the reimbursement if planning permission is refused.

3. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph Within report	References
Equal Opportunities	NO		
Policy	NO		
Sustainable and Environmental	YES	1.6	
Crime and Disorder	YES	1.7	
Human Rights Act	NO		

4. Background Papers – Local Government Act (Access to Information) 1985

Committee reports August 2000, Property Sub-Committee, Arts and Leisure Committee. Correspondence on file 3822/4.

5. Consultations

With Officers from Environment and Development (planners and conservation), Legal Services and Commercial Services. Also meetings with representation of Aylestone Hall Bowls Club and Ward Councillors.

6. Report Author

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