



CABINET

Tuesday, 18 October 2022

Subject	Woodbridge Men's Shed
Report by	Councillor Letitia Smith Cabinet Member with responsibility for Communities, Leisure and Tourism Councillor Craig Rivett Deputy Leader and Cabinet Member with responsibility for Economic Development
Supporting Officer	Julia Catterwell Communities Officer Julia.catterwell@eastsuffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	Woodbridge

Purpose and high-level overview

Purpose of Report:

To agree to the future use of land owned by East Suffolk Council (ESC), adjacent to the Deben Water Sports Centre, near the boat pond and tea hut in Woodbridge.

For ESC to offer a 20-year concessionary ground lease with permission for the Woodbridge Rotary Club to construct a hut (Men's shed) to a specification agreed by ESC planners and ESC assets.

Options:

Not to enter into lease. Not to enter into a lease would limit the men's shed aspirations

Recommendation/s:

That Woodbridge Rotary be offered a new 20 year ground lease of the land, outlined red on the attached plan at Appendix C of the report, at a peppercorn rent and given a licence to construct a men's shed to a specification agreed by East Suffolk Council Planning and Asset Management.

Corporate Impact Assessment

Governance:

Compliance by the Woodbridge Men's Shed to maintain the site that is leased to them.

ESC policies and strategies that directly apply to the proposal:

ESC Asset Management Plan.

Environmental:

No environmental implications. Any new build will require appropriate surveys.

Equalities and Diversity:

No Equality and Diversity Impact survey has been carried out at this stage. Any future building will be required to be assessed.

Financial:

Marginal as ESC do not currently receive rent for lease of this land. Minor saving in maintenance of the land.

Human Resources:

None noted

ICT:

None

Legal:

Each part to bare own costs.

Risk:

Minor. Men's club could default/fail

External Consultees:

Cllr Kay Yule, Woodbridge Town Council, Neighbour stakeholders, Woodbridge transition.

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected? ENABLING OUR COMMUNITIES - Working together, we will enable our communities to identify opportunities and challenges, we will empower them to make a difference; we			

will support our communities to enhance the places we live and work for the well-being of all. Good estate management.

Background and Justification for Recommendation

1 Background facts	
1.1	In 2015, This land was previously leased by ESC to the Deben Rowing Club, but they chose to terminate that lease, due to lack of use. This land is currently overgrown and fenced off.
1.2	The Woodbridge Men's Shed, care of Woodbridge Rotary has joined the UK men's shed association (580 in the UK). Woodbridge Rotary will assist with advice and support in the development of this project.

2 Current position	
2.1	Woodbridge Rotary has formed a Constitution for Woodbridge Men's Shed and hope to form as a charity further down the line. A partnership group have been meeting regularly to take this project forward. The group is seeking a long-term base for their activities.
2.2	The partnership group is in discussion with businesses locally regarding equipment and funding for the protect .

3 How to address current situation	
3.1	ESC owns the area of land as shown red on the attached plan adjacent to Woodbridge boating lake. This area is fenced as it was formally used as a boat store. The former use ceased and is not ideal for that use due to the number of trees in the area. Any new shed or other building will be required to be on pillars due to the low-lying nature of the ground. Asset management believe the site has very limited alternative uses and therefore feel it would be well suited for the proposed use.
3.2	The intention is to provide the Rotary club with a new 20-year ground lease of the area and subject to relevant planning give them permission to build a base for their activities. The lease would be on a peppercorn basis (£1 if demanded). Each party would be responsible for their own legal and other costs. The tenant will be responsible for all outgoings associated with build and the land on which it stands, including boundaries. The lease will not be available for assignment and will revert to ESC in the event the Men's Club folds. Other terms and condition will be as agreed through asset management. Due to the low-lying land no parking on site will be allowed.

4 Reason/s for recommendation	
4.1	To provide good estate management and use of assets to support the local community. To minimise costs to ESC in maintaining the land.

4.2	This supports the aims and objections of a Men's shed in Woodbridge as outlined in the attached appendices. This supports both the Community Partnership and the ESC Strategic Plan 2020- 2024.
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Appendices

Appendices:	
Appendix A	Constitution of Woodbridge Men's Shed
Appendix B	Men's Shed Report
Appendix C	Lease plan

Background reference papers:		
Date	Type	Available From
August 2022	Report via Age UK website	Age Uk study