



To: Planning & Property Policy Board

On: 10 November 2015

Report by: Director of Finance & Resources

Heading: Lamont Farm Project Barhill Road Erskine

1. Summary

- 1.1 The purpose of this report is to seek the consent of the Board to the granting of individual leases to the Farm Project and the Allotment Gardens as shown on the attached plan, having received a request from both parties to enable them to operate independently.
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2. Recommendations

The Board is recommended to

- 2.1 Authorise the Director of Finance and Resources to complete individual leases to the Farm Project and the Allotment Gardens of the areas shown on the attached plan, on the main terms and conditions outlined below.
- 2.2 Note that the proposed 25 year lease to the Farm Project as authorised by the Board on 14 May 2013 has not been concluded due to ongoing discussions over the possibility of separation of the farm and allotments.
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3. **Background**

- 3.1 Lamont Farm Project, which includes an area set aside as Allotment Gardens, is a not for profit organisation managed by a voluntary management committee since formal constitution in February 1977. It has occupied property at its current location on Barhill Road Erskine since then and, in particular, on a 10 year lease from 1983 which has been continuing thereafter on an annual basis. The rent has been set at £100 per annum throughout.
- 3.2 Proposals to formalise a longer lease with the Project have never been finalised due to timing issues related to funding applications
- 3.3 The Allotment Gardens have experienced difficulties in attracting funding while part of the Farm Project as they have been unable to make application separately and the majority of funding received has effectively been required for the upkeep of the farm and in particular for the care and wellbeing of the animals.
- 3.4 Both the Farm Project and the Allotment Gardens have formally expressed a desire for separation on an amicable basis to be made possible by the granting a 2 separate leases. The proposed areas to be allocated to each are shown on the attached plan and the allotments are proposed to be renamed Erskine Community Allotments.
- 3.5 Each lease is requested to be for 25 year duration and at a rental of £100 per annum, given the lease length requirement for funding purposes and also the nature of the uses. The parties will be responsible for arranging for the division and new provision of services, including any gas, electricity and water.
- 3.6 Erskine Community Allotments will require to obtain charitable status as a separate entity in order to enable the lease to that group to proceed.
- 3.7 The allotments will expand into the area to the rear of the smallholding which lies behind the crosshatched area, which will potentially provide some extra plots, although substantial works will be required to do so, due to the condition of the ground and concrete bases existing from previous buildings.
- 3.8 As approved by the Planning and Property Board on 14 May 2013 the crosshatched area will return to the Council for future disposal. The hatched area, together with the large hill grazing area will be subject to short term rolling leases for car parking and grazing respectively (providing the hatched area can be made suitable by the Farm Project by an appropriate surface treatment to level out the site and the insertion of safety barriers around the edges of the concrete base upon which vehicles would be parked).

Implications of the Report

1. **Financial** – The former paddock site shown crosshatched on the attached plan will be returned to the Council for disposal to secure a future capital receipt.
2. **HR & Organisational Development** - None.
3. **Community Planning –**
Children and Young People – None
Community Care, Health & Well-being – Preserving and improving the availability of allotments for public use and supporting the education of the community in the care of animals.
Empowering our Communities - None
Greener – Provision of improved opportunities for the community in the growing of produce.
Jobs and the Economy – Retention of positions within the Farm Project.
Safer and Stronger - None
4. **Legal** –Completion of the legal terms of two leases.
5. **Property/Assets** – Negotiation of the commercial terms of the 2 leases.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

- 8. **Health & Safety** – None.
 - 9. **Procurement** – None.
 - 10. **Risk** - None
 - 11. **Privacy Impact** – *None*.
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List of Background Papers

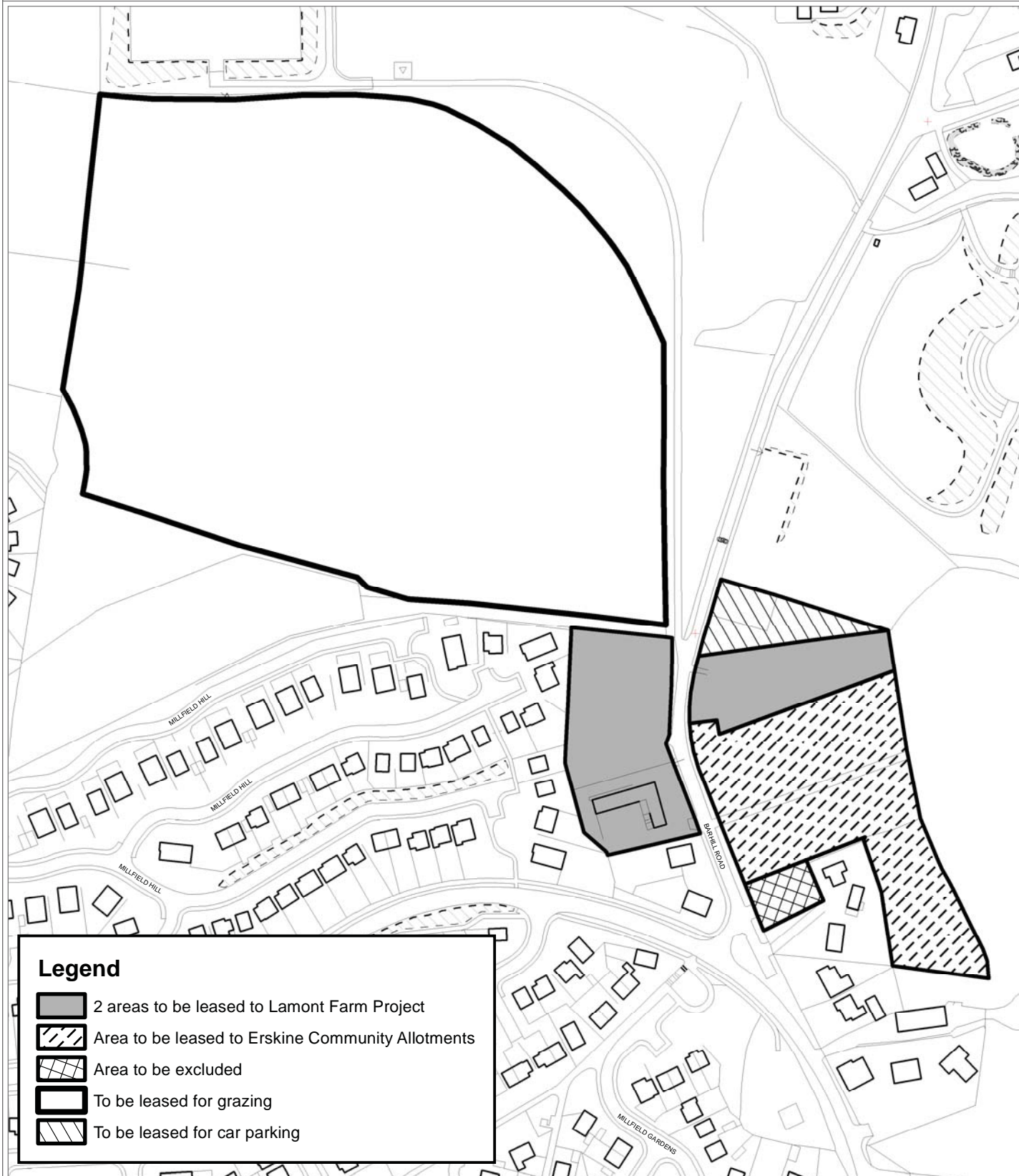
- (a) None
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Legend

-  2 areas to be leased to Lamont Farm Project
-  Area to be leased to Erskine Community Allotments
-  Area to be excluded
-  To be leased for grazing
-  To be leased for car parking

Notes:
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