

Briefing notes on Issues included in the Forward Plan Issue 4 2004/05

SERVICE AREA: Environmental Services (Parks)

Report ref	Report title
	Pavilion at Neasden Recreation Ground - Disposal
<p>Summary / Nature of Decision to be taken/Intended Outcome</p> <p>The Head of Parks Service initiated marketing of the Pavilion at Neasden Recreation Ground in 2002. Proposals were sought from a prospective partner to re-generate the dilapidated building, to enable provision of sport and leisure/recreational activities for the community as a whole both within the pavilion and on the adjoining open space. Such re-generation accords with the Parks Improvement Plan. A potential source of vandalism will be removed by also bringing into use a derelict building.</p> <p>The brief was restricted so as to accord with planning criteria for a site within the Welsh Harp SSSI. Interest was disappointingly low and after interviewing 3 prospective partners, a preferred applicant was selected. The other 2 applicants failed regarding both prospective use and scale of development. The successful applicant was Community 8 whose proposal is the re-development of the pavilion on similar footprint as a yoga and sports centre. A holistic approach to fitness and sport is envisaged for the community with classes and workshops offered in alternative therapies. Officers drafted a report last year seeking approval to proceed with Community 8. Individuals in this group have teaching experience in the field. The group is newly formed with no track record of developments.</p> <p>There are no funds in place and the intention is to approach private investors, the business sector and the national lottery with a business plan on the strength of the Council's resolution to enter into an agreement for lease. Legal advice is that a business plan must be provided to be presented with a report for consideration. The group is aware of the Council's requirements and to date no business plan has been provided despite reminders. Generous time has been allowed because this is a good proposal both in content and scale. The Head of Parks Service has decided to give Community 8 a final fortnight's notice to comply, otherwise we shall re-tender. He has written today (8/9/04). In the meantime the Head of Parks Service is considering the early demolition of the building as a security measure.</p>	
<p>Timescale for decision:</p> <p>Report originally scheduled to go to Executive on 11th October 2004 but report has since been pulled.</p>	

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