

**PROPOSED LEASE FOR COMMUNITY GARDEN AT
STONEBRIDGE LOCK, TOTTENHAM MARSHES**

Presented by the Director Corporate Services

EXECUTIVE SUMMARY

The Authority has been approached by the Canal & River Trust regarding a proposal for the setting up of a community garden project at Stonebridge Lock on Tottenham Marshes. The project is being backed by Tesco and is for the development of an Edible Garden with community and volunteer support. Part of the land required for the garden is owned by the Authority and officers have provisionally agreed to an initial 12 month lease.

RECOMMENDATIONS

- Members Approve: (1) the garden proposal and the initial 1 year lease;
and
- Members note: (2) should both parties continue to support the
project and if a lease term is required in excess
of 3 years after the initial 1 year duration the
proposed terms to be the subject of a further
report to Members.

BACKGROUND

- 1 The Authority was approached in May 2017 regarding a proposal by the Canal & River Trust (C&RT) to develop an Edible Garden concept on land adjacent to Stonebridge Lock at Tottenham Marshes. Part of the land required for this project is owned by the Authority and they have requested a lease of this land in order to deliver the garden.
- 2 The garden is being backed by the Tesco 'bags of help' award and will be delivered by community and volunteer support including Friends of Tottenham Marshes and Action for Kids. C&RT hope that once completed and operating it will become part of a Community Adoption, a scheme run by C&RT whereby volunteers contribute to the waterways by various means such as help in maintenance, fundraising, education events, etc. Provision will also be made in

the design for wheelchair accessibility in order that participation and gardening opportunities can be enjoyed by people of all abilities. In addition C&RT are including the Authority in their publicity posters and promotional flyers they are sending out to recognise the part the Authority have played in enabling the project to be delivered. There is an intention that signage at the site will also include the Authority's logo and reference to the 50th Anniversary of its formation.

- 3 The rent will be a peppercorn rent and the terms of the lease will ensure the Authority will not be responsible for any maintenance of the leased land, will be indemnified against any third party claims and should the lease not be renewed a reinstatement clause will ensure that the Authority's land is returned in its original condition. The area to be leased to C&RT is shown edged red on the plan attached as Appendix A to this report.
- 4 The preliminary design of the garden is shown by the drawing attached to this report as Appendix B. This proposal will enhance an area that is at present not actively managed, transforming it into a more appealing area for visitors to enjoy. The increased presence of volunteers and support will also deter the problem of anti-social behaviour in the area.

ENVIRONMENTAL IMPLICATIONS

- 5 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 6 The lease will not derive an income for the Authority due to the use which the land is being put and the community benefits the project will bring. However the lease terms will ensure that the agreement does not expose the Authority to any costs except that of officer time in completing the documentation.

HUMAN RESOURCE IMPLICATIONS

- 7 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 8 Officers have delegated powers under Financial Regulations to grant any future lease for a period of up to 3 years. If a further lease is required which exceeds this period it would be subject to Member approval and if longer than 7 years will be subject also to Secretary of State consent under S.21 of the Lee Valley Regional Park Act 1966.

RISK MANAGEMENT IMPLICATIONS

- 9 The terms of the lease will require the lessee to indemnify the Authority in respect of any third party claims arising from the grant of the lease. Also the Authority will not be liable for any costs as a result of the grant of the lease.

EQUALITY IMPLICATIONS

- 10 The design of the garden has the concept of gardening opportunities for

volunteers and participants of all abilities and is wheelchair accessible.

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BACKGROUND DOCUMENTS

22nd March 2017 SLC Stonebridge Lock Waterside Café and Community Garden

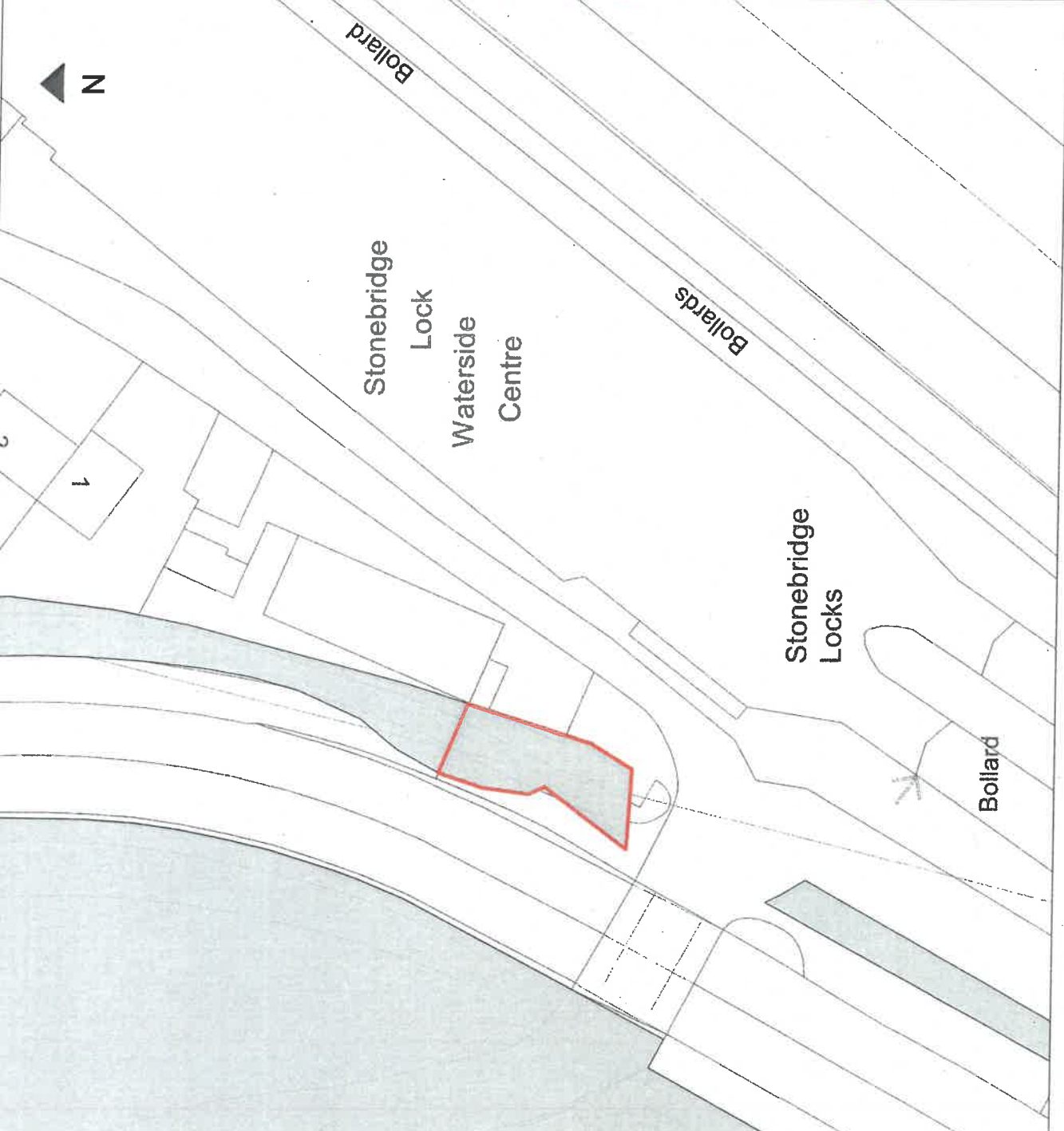
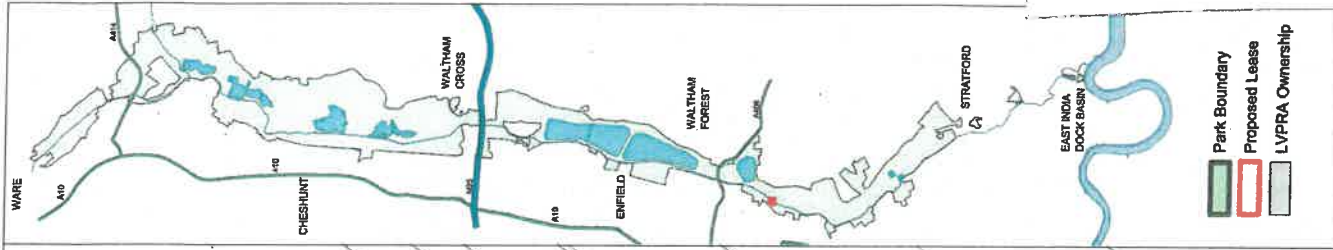
APPENDICES ATTACHED

Appendix A	Plan showing the land to be transferred edged and hatched red
Appendix B	Plan of the preliminary design of the garden

LIST OF ABBREVIATIONS

C&RT	Canal & River Trust
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Appendix A : Lease of Land at Stonebridge

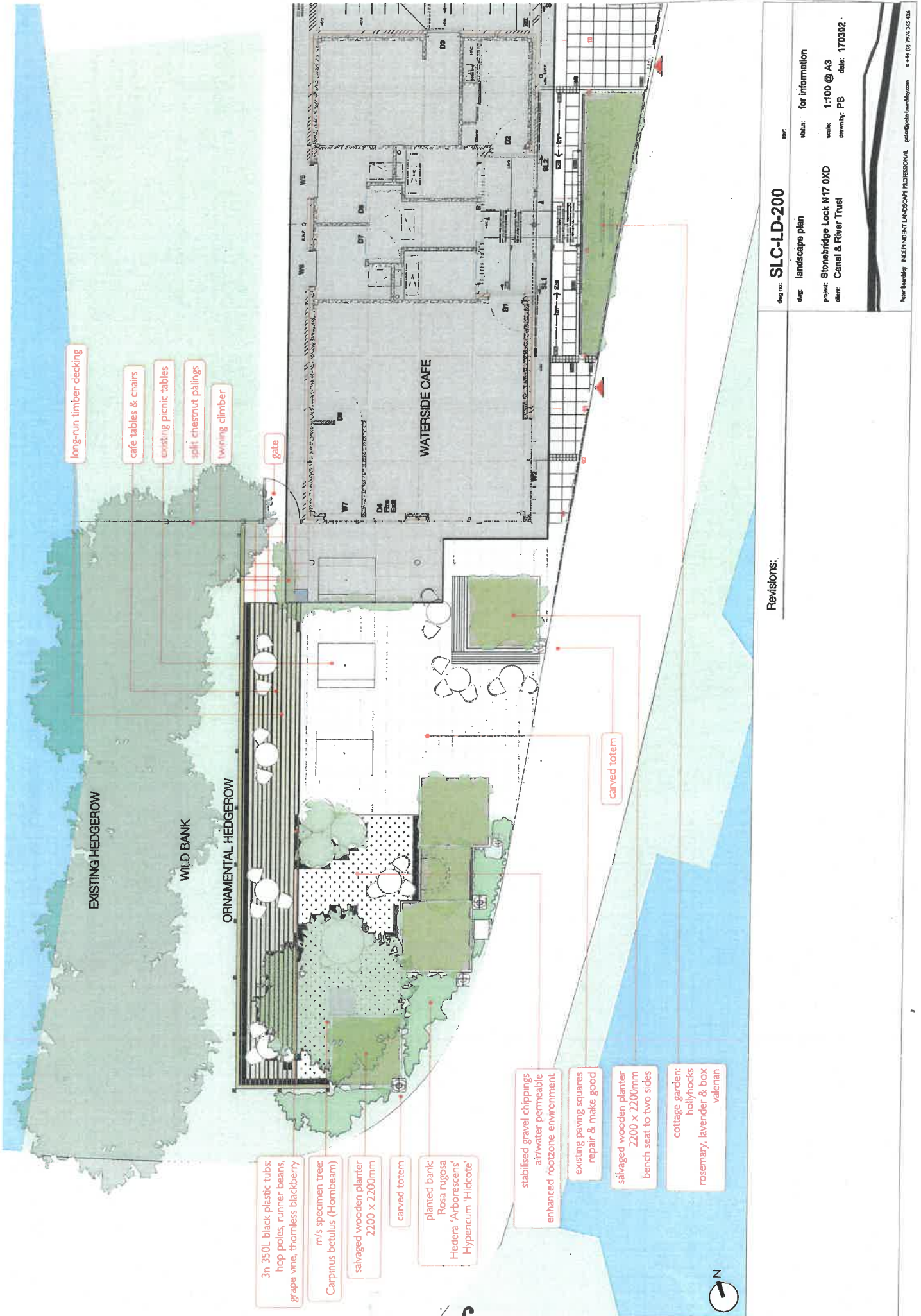
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01.06.17

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long-run timber decking
 cafe tables & chairs
 existing picnic tables
 split chestnut pailings
 twinning climber
 gate

EXISTING HEDGEROW
 WILD BANK
 ORNAMENTAL HEDGEROW

3in 350L black plastic tubs:
 hop poles, runner beans,
 grape vine, thornless blackberry

m/s specimen tree:
 Carpinus betulus (Hornbeam)

salvaged wooden planter:
 2200 x 2200mm

carved totem

planted bank:
 Rosa rugosa
 Hedera 'Arborescens'
 Hypericum 'Hidcote'

stabilised gravel chippings
 air/water permeable
 enhanced rootzone environment

existing paving squares
 repair & make good

salvaged wooden planter
 2200 x 2200mm
 bench seat to two sides

cottage garden:
 hollyhocks
 rosemary, lavender & box
 valerian

carved totem

WATERSIDE CAFE

Revisions:

drawn by: SLC-LD-200	rev:	status: for information
date: landscape plan	scale: 1:100 @ A3	client: Stonebridge Lock N17 OXD
drawn by: PB	date: 170302	client: Canal & River Trust

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