

**Cobtree Manor Estate Charity
Committee****26th January 2017**

Is the final decision on the recommendations in this report to be made at this meeting?

Yes**Cobtree Manor Estate Update Report**

| | |
|---------------------------------------|---|
| Final Decision-Maker | Cobtree Manor Estate Charity Committee |
| Lead Head of Service | Head of Regeneration and Economic Development |
| Lead Officer and Report Author | Jason Taylor – Parks and Leisure Manager |
| Classification | Public |
| Wards affected | Boxley |

This report makes the following recommendations to this Committee:

1. The Committee is asked to note the contents of the Estate Update.
2. The Committee is asked to authorise funding of £30,000 for a Toucan Crossing over Forstal Road to enable the River Medway Cycle Path Scheme to link up with Cobtree Manor Park.

This report relates to the following corporate priorities:

- Keeping Maidstone Borough an attractive place for all -Ensuring that there are good leisure and culture facilities

Timetable

| Meeting | Date |
|--|-------------------------------|
| Cobtree Manor Estate Charity Committee | 26 th January 2017 |

Cobtree Manor Estate Update Report

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The information in the report is intended to give the Committee an understanding of the day to day work of the Estate and the issues that affect its management. It also provides a record of all that is achieved across the different parts of the estate.
- 1.2 The estate update covers the period from when the Committee last met in August 2016.
-

2. INTRODUCTION AND BACKGROUND

- 2.1 The Cobtree Manor Estate covers a large area of land left in trust to the people of Maidstone. The Cobtree Trust hold the freehold to the estate whilst the Cobtree Manor Estate Trust (CMET) have a 999 year lease. Maidstone Borough Council is the Corporate Trustee of CMET.

Cobtree Manor Estate Charity - Governing Object

The governing object of the Charity remains that defined in the lease of the Cobtree Estate dated 13 July 1971 between the Cobtree Charity Trust Limited (the lessor) and the Maidstone Borough Council (the lessee). The governing object is stated as:

"To hold Cobtree Manor and Cobtree Manor Estate for the benefit of the inhabitants of Maidstone and other members of the general public in one or other or all of the following ways:

i) By maintaining the Cobtree Manor Estate as an open space as defined by the Open Spaces Act 1906 and if the lessees think fit providing thereat facilities for organised games and other sports".

ii) With the consent of ...[the Cobtree Charity Trust Limited and the Kent County Council]... in such other way for the benefit of the inhabitants of Maidstone and other members of the general public as the Council shall from time to time think appropriate."

- 2.2 The estate update outlines the workings of the estate since the previous report and updates the committee on this.

2.3 As requested by Committee at the last meeting additional information regarding the Cobtree Café/Visitor Centre will be supplied in a separate report.

2.4 Committee received a presentation on 3rd August 2016 regarding the River Medway Cycle Path Scheme, which set out the need for a Toucan Crossing over Forstal Road in order for the cycle path to connect to Cobtree Manor Park. Funding for this is not included in the budget for the project. Officers were asked to seek other sources of funding and to return to Committee if this was

unsuccessful. As detailed in Appendix I it has not been possible to secure other sources of funding.

3. AVAILABLE OPTIONS

3.1 To note the contents of the report.

3.2 The committee could choose not to note the information contained in the appendix I, and do nothing, however receiving regular reports is in the best interest of good estate management.

3.3 To authorise the funding of £30,000 for a Toucan Crossing over Forstal Road to connect the River Medway Cycle Path Scheme with Cobtree Manor Park.

3.4 To decline to fund a Toucan Crossing over Forstal Road. This will mean that the cycle path will end at the river and will not come across Forstal Field as there would not be a safe road crossing.

PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

3.5 It is recommended that the information in Appendix I to the report is noted in order to ensure an accurate record of work across the estate is maintained

4. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

4.1 The committee has previously resolved to receive regular updates on the ongoing work across the Estate.

5. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

5.1 Any comments from the Committee will be passed on to the relevant parties.

6. CROSS-CUTTING ISSUES AND IMPLICATIONS

| Issue | Implications | Sign-off |
|---------------------------------------|---|---|
| Impact on Corporate Priorities | The work of the charity links directly to its charitable objects and the corporate priorities of the Council. | Head of Regeneration and Economic Development |
| Risk Management | Risks to running the estate are dealt with in the annual Estate Risk Management Report. | |
| Financial | Financial risks are considered in the ongoing finance updates. | Cobtree Finance Officer |

| | | |
|--|------------------|--------------------------------------|
| Staffing | No implications. | |
| Legal | No implications. | Deputy Head of the Legal Partnership |
| Equality Impact Needs Assessment | No implications. | |
| Environmental/Sustainable Development | No implications. | |
| Community Safety | No implications. | |
| Human Rights Act | No implications. | |
| Procurement | No implications. | |
| Asset Management | No implications. | |

7. REPORT APPENDICES

The following documents are to be published with this report and form part of the report:

- Appendix I: Cobtree Manor Park Update Report January 2017

8. BACKGROUND PAPERS

None