

Cobtree Manor Estate Charity Committee

30th March 2017

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

Yes

Cobtree Manor Estate Update Report March 2017

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 in Appendix I.

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	30 th March 2017

Cobtree Manor Estate Update Report March 2017

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 has been achieved across the different parts of the estate.
 - 1.2 The estate update covers the period from when the Committee last met in January 2017.
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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 Charitable Trust Ltd hold the freehold to the estate and Maidstone Borough Council has a 999 year lease on the land. The Council set up a charity, the Cobtree Manor Estate Trust, in order to manage the land. 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."

- 2.3 As requested previously by the Committee additional information regarding the Cobtree Café/Visitor Centre is supplied in a separate report.
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3. AVAILABLE OPTIONS

- 3.1 To note the contents of the report and Appendix I.

3.2 The committee could choose not to note the information contained in the report and Appendix I, however receiving regular reports is in the best interest of good estate management.

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

4.1 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

5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

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

6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

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

7. 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.	Interim 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.	

8. 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 March 2017

9. BACKGROUND PAPERS

None