

# SHEFFIELD CITY COUNCIL

## POLICY COMMITTEE DECISION RECORD

The following decisions were taken on Wednesday 18 October 2023 by the Charity Trustee Sub-Committee.

### Item No

#### 5. ROSE GARDEN CAFE, GRAVES PARK

5.1 The Committee considered a report of the Executive Director of Neighbourhoods setting out the feasibility of a number of options for the Rose Garden Café. The report informed the committee of the issues, opportunities and risks of each of the options, including funding and delivery options. Approval was sought for officers, in partnership with stakeholders, to pursue the restoration option and proceed with developing a restoration strategy for the Rose Garden Café.

5.2 **RESOLVED:** That the Charity Trustees Sub-Committee approve:-

1. The proposal for Sheffield City Council, in partnership with stakeholders, to develop a strategy for the restoration of the Rose Garden Café building (options 2A and 2B), pausing work on a replacement building approach (design options 3 and 4) and a limited works approach (design options 1 and 5).
2. That the Rose Garden Café Partnership once established creates an action plan to develop the strategy for restoration, which will include defining the following:
  - A framework for a proportionate public consultation on the Rose Garden Café.
  - Establish funding sources to meet the structural remediation and building refurbishment works.
  - Agree a strategy for public communication.

#### 5.3 Reasons for Decision

Given the findings in this report we believe that the recommendation to develop a restoration approach in partnership with stakeholders is currently the only viable option to achieving all the following;

- Aligns with the charitable objectives of Graves Park.  
[1] “The provision and maintenance of a park and recreation ground for use by the public with the object of improving their conditions of life.”
- Meets the initial commissioning brief objectives.  
Objective 1 - 'improve facilities for the city'.  
Objective 2 - 'maximise revenue for each facility'.
- Provides a café in Graves Park.

## 5.4 **Alternatives Considered and Rejected**

### 5.4.1 Two alternative design approaches considered are:

- Limited works not providing a café (design options 1 and 5)
  - Existing building replaced, providing a café (design options 3 and 4)
- Please see sections 1.5 and 1.7 summarising why it is recommended for work to be paused on these design options.*

### 5.4.2 Alternative funding and delivery models considered and concluded not feasible at present are:

- A restoration or replacement building solution where Sheffield City Council are the sole funder, as available funds cannot at this time meet the full costs.
- A replacement building solution in partnership with the Friends of Graves Park and Save the Rose Garden Café Campaign as both groups have publicly stated they are only willing to support a restoration approach.
- A restoration or replacement building solution where an operator commits to solely funding and delivering either approach given the extent of the estimated costs.

### 5.4.3 Alternative to a partnership approach

We recognise that a restoration approach funded and delivered solely by stakeholders is a possibility. However, we believe that working in partnership provides the best opportunity to improve facilities and meet the charity objectives through a collaboration of skills, resources and funds.

## 6. **SURRENDER AND RE-GRANT OF LEASE OF ABBEYDALE INDUSTRIAL HAMLET**

6.1 The committee considered a report of the Executive Director Operational Services seeking the approval of the Charity Trustee Sub Committee acting as Charity Trustee of Abbeydale Industrial Hamlet, and the wider site of which it forms part, (“the Charity”) to the surrender of the remaining term of the current lease and the grant of a new lease to the current tenant of the Property (as defined at paragraph 1.2 of this report and referred to in the plan attached hereto) on the terms set out in the Appendices to this report after consideration of the contents of the Qualified Surveyor’s Report and satisfying itself that the proposed terms are the best that can be reasonably obtained by the Charity in the circumstances.

6.2 **RESOLVED UNANIMOUSLY:** That the Charity Trustees Sub-Committee:-

1. On consideration of the commercial terms and the Qualified Surveyor’s Report (set out in attached Appendices), confirm that it is satisfied that the proposed terms are the best that can be reasonably obtained by the Charity in the circumstances.
2. Approve the publishing of the relevant Charity Act notices and note that a further paper will be brought back to the Charity Trustee Sub-Committee in the event of any objections to the disposal being received.

3. Subject to the outcome of recommendation 2, approve the surrender of the remaining term of the current lease and the grant of a new lease to the current Tenant on the terms set out in this report

### 6.3 **Reasons for Decision**

The proposal to surrender the current lease and grant a new lease of this property would enable the SMT to pursue funding to facilitate improvement work to improve the overall 'offer' to visitors. This would:

- help to secure the future and assists in maintaining this valuable asset for use by the community facility into the medium term
- enhance Sheffield as a tourist destination
- enable the demised property to be occupied for the purposes of the charitable objects of the Charity
- comply with the statutory provisions contained within the Act and further with the requirements of the Charity Commission.

### 6.4 **Alternatives Considered and Rejected**

It was considered that there were no realistic alternative options at this time. The Sub-Committee could decide not to agree to the surrender of the current lease and the granting of a new longer lease but the Property would then miss out on the investment currently on offer.