

<b>Report title</b>	Leasing of Land at Well Lane – Memorial Statue	
<b>Decision designation</b>	AMBER	
<b>Cabinet member with lead responsibility</b>	Councillor Jacqueline Sweetman City Assets and Housing	
<b>Key decision</b>	Yes	
<b>In forward plan</b>	Yes	
<b>Wards affected</b>	Wednesfield South	
<b>Accountable Director</b>	Mark Taylor, Deputy Chief Executive	
<b>Originating service</b>	Corporate Landlord, Assets	
<b>Accountable employee</b>	Luke Dove Tel Email	Strategic Asset Manager, Assets 01902 557121 Luke.Dove@wolverhampton.gov.uk
<b>Report to be/has been considered by</b>	City Assets Leadership Team 21 October 2020	

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**Recommendations for decision:**

The Cabinet (Resources) Panel is recommended to approve:

1. The transfer of land at Well Lane, Wednesfield to the Guru Nanak Sikh Gurdwara, Well Lane for the purpose of siting a memorial statue on a 99-year peppercorn lease, subject to terms.
2. Delegated authority to the Cabinet Member for City Assets and Housing in consultation with the Deputy Chief Executive to approve the terms of the lease.

## **1.0 Purpose**

- 1.1 The purpose of this report is to outline the proposed transfer of land located at Well Lane Wednesfield to the Guru Nanak Sikh Gurdwara of the same location for the siting of a new memorial statue and seek the Panel's endorsement of the same.

## **2.0 Background**

- 2.1 The land at Well Lane is located in the Wednesfield South Ward and is adjacent to the Council owned Wednesfield Community Hub and the Guru Nanak Gurdwara.
- 2.2 The Council were approached by representatives of the Gurdwara for the proposed siting of a memorial statue and plaque which represented a tribute to the 36<sup>th</sup> Sikh Regiment and the 21 soldiers who lost their lives in the Battle of Saragarhi. A design of the proposed memorial and plaque can be found within appendix 1
- 2.3 Following a consultation, a suitable location was identified for the siting of the statue as outlined in red as detailed within appendix 2.
- 2.4 The proposed site will be sympathetically landscaped in part and subsequently maintained by the Gurdwara for the duration of the lease which is currently subject to grounds maintenance as undertaken by the Council.

## **3.0 Options appraisal**

- 3.1 The asset could alternatively remain as is, but this would be at the detriment of losing an excellent opportunity to utilise the land for the siting of a memorial monument that represents an important part of history which has significant importance to not only residents of Wednesfield, but throughout the City.

## **4.0 Reasons for decision**

- 4.1 The proposed lease and memorial provides a viable, robust and sustainable solution to ensure that the asset is efficiently utilised and if approved, will support the Council's inclusive approach to the use of assets within Wolverhampton and ensure that all areas of the City's diverse community are represented.

## **5.0 Financial implications**

- 5.1 The lease of land at Well Lane is a 99-year peppercorn lease for a nominal consideration. The terms of lease are still to be determined and will be subject of a future report for approval.
- 5.2 Associated costs to the Council in relation to legal and professional fees are expected to be met by the lessee.

## **6.0 Legal implications**

6.1 The grant of the lease will be undertaken with the support of Legal Services to ensure that officers have access to bespoke legal advice throughout the transaction.

[DC/20102020/A]

## **7.0 Equalities implications**

7.1 There are no equalities implications arising from this report.

## **8.0 Climate change and environmental implications**

8.1 There are no climate change or environmental implications arising from this report.

## **9.0 Human resources implications**

9.1 There are no human resources implications arising from this report.

## **10.0 Corporate landlord implications**

10.1 The leasing of the land at Well Lane will result in the future management of the site including liability for all repairs and maintenance transferring to the lessee.

## **11.0 Health and Wellbeing implications**

11.1 There are no health and wellbeing implications arising from this report.

## **12.0 Covid implications**

12.1 There are no Covid implications arising from this report.

## **13.0 Schedule of background papers**

13.1 None

## **14.0 Appendices**

14.1 Appendix 1 – Memorial Design

14.2 Appendix 2 – Well Lane Location Plan