



YATE TOWN COUNCIL

SCHEDULE OF INTERESTS

2017 / 2018

As at 16th January 2017

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FOOTPATHS

- 1 STANSHAWES DRIVE FOOTPATH (FREEHOLD)
([Pathway - Title Number AV210197](#))

This pathway which now forms part of the Yate Cycleway Link is owned by the Town Council. The area is also an important wildlife corridor within the Town. There are three litterbins and one dog bin along this pathway.

MEMORIALS

- 2 MEMORIALS (LYCH-GATE AND PARNALL (Grade II Listed)) (The Parnall War Memorial is unique in that it is a memorial to civilians being contemporaneous)

Yate Town Council has the power to maintain the two War Memorials. The Parnall Memorial situated in St Mary's church yard and the Lych-gate situated at the entrance to St Mary's Church yard.

OPEN SPACES

- 3 ABBOTSWOOD (FREEHOLD – LAND & LEASEHOLD OF PROPERTIES)

([Title Number AV174561](#)) Land surrounding Abbotswood Shopping Centre, including open space to the front of the shops laid to paving and grass plus hard core tarmac access area to rear of shops and one garage. There are three litter bins, one Town Council noticeboard and a friends notice board on the land in front of the shops and a low level wooden snake play sculpture put in with 5 wooden stepping stones and some grass matting located on the grassy area to the front of St Nicholas Church and Family Centre, beneath the trees.

([Title Number AV227948](#)) Lease of shop at 35 Abbotswood, Yate which expires on 28.9.2092 (99 year lease) with an income of £100 per year until 2026, rising to an income of £200 until 2059 and £300 per year for the remainder of the lease.

([Title Number AV211257](#)) Lease of maisonette at 34 Abbotswood, Yate which expires on 20.02.2990 (999 year lease) with an income of £25 per year for the term of the lease.

- 4 LYE FIELD (FREEHOLD)
([Land lying east of Goose Green Way - Title Number AV204079](#))

Open space land situated on the corner of Goose Green Way and Station Road used for informal recreation. Part of the Yate Cycleway Link runs across this land. It contains two seats, one dog bin, three litterbins, two information signs, a kickabout area and a shelter type seating area.

- 5 RODFORD FIELD (LAND OFF BARNWOOD ROAD) (LEASE)
([Title Number GR354500 AND AV179175](#))

Open space land situated on land at the old Rodford School site leased from South Gloucestershire Council as from 19 July 2017 for a period of 50 years until 18 July 2067.

- 6 TYLERS FIELD (FREEHOLD)
(Open space north of Gravel Hill road - Title Number GR243045)
- Open space with community woodland at Brimsham Park.
- There are three wildlife interpretation boards. One plaque. Two dog bins, three litterbins, one noticeboard and three drop bollards.
- 7 WELLINGTON ROAD (FREEHOLD LAND ACQUIRED 20.12.17) (OPEN SPACE OFF CAMBRIAN DRIVE)
- (Title Number GR219262) Land situated behind the Church of the Latter Day Saints on Wellington Road and to the side of the Wellington Road Kickabout area. There is a 50 year overage connected to this site.
- 8 WESTERLEIGH ROAD (FREEHOLD)
- (From March 2015 - Open space at the junction of Westerleigh Road and Rodford Way – Title Number AV1018)
- Grassed open space next to the Witches Hat Play area at the end of Westerleigh Road. This area contains pathways, mature trees, shrubs, 1 bin, 3 benches.

PARKS

- 9 BRINSHAM PARK (LEASE)
(Title Numbers – GR286891 & GR231475)
- Yate Town Council leases Brinsham Park from South Gloucestershire Council on a 50 year lease (from 7 June 2011 to 6 June 2061) at a peppercorn rent. Within the park is a lake including a pier/jetty and an area of land used as a children's play area. The play area contains play equipment, safety surfacing, five seats and one litter bin. There are two additional items of teenage play equipment outside the children's play area fenced enclosure. The park also contains three dog bins, sixteen litterbins, eight seats, a barbeque stand and two notice boards.
- The Town Council runs an annual community event/dog show to at this location.
- A running route including x 5 posts with markers attached is around the large field.
- 10 KINGSGATE PARK (LEASE)
(Title Number GR274501) (Sq meterage: toilet block 24m2, storage depot 37m2)
- Yate Town Council leases Kingsgate Park from South Gloucestershire Council on a 50 year lease (from 1 April 2003 to 29 March 2053) at a peppercorn rent. Within the park are public toilets, a storage building used by the Estates Staff, 12 lighting columns ((13 lanterns) installed in 2016, two lakes, a conservation area and an area of land used as a children's play area. The play area contains natural adventure play equipment (including an Ariel runway), safety surfacing, six seats, four picnic benches and six litter bins with, basketball/kickabout area, three shelter type seats and four information signs. There is a further area containing a water feature which is used by young people as a play area during the summer months. The park also contains six dog bins, eighteen litterbins, sixteen seats, nine picnic tables and three notice boards. One x 3 compartment recycle bin

Kingsgate Park is locked each night by a security company from dusk to dawn.

Three Town Council events are held annually in the park: Carols in the park, Easter Egg Hunt, Music Festival, known as Yate Rocks! and Picnic in the Park. These events are manned by Friends, volunteers and Town Council staff. These events can attract up to approximately 5,000 people.

The following agreements are currently in place for Kingsgate Park:

- Annual licence for the use of the lake by The Modal Boat Club - April 2017 – March 2018.
- Catering Concession Contract with Tony Licata to sell Ice Cream – 1st October 2016 – 30th September 2017.

11 TYNDALE PARK (LEASE)
(Title Number – GR334097)

1.347 acres are leased from the South Glos Council on a fifty year lease from 25 March 2000 at a peppercorn rent. The area contains play equipment and safety surfacing (updated in 2014), two information signs, three seats, a picnic bench, three litterbins and a specifically designed decorative gate - this park is locked at night.

PLAY AREAS

12 HOWARD LEWIS PARK (FREEHOLD)
(Title Number – AV229474)

The Town Council owns the play area and tennis courts currently used as kickabout area fenced with floodlights but not locked.

The area contains play equipment with safety surfacing, four seats, two litter bins and two information signs.

13 LONGS DRIVE PLAYZONE (LICENCE)

Yate Town Council has acquired open space land at Longs Drive on a 50 year licence from South Gloucestershire Council commencing 3 January 2012 to 2 January 2062. There is teenage seating and play equipment on this piece of land. There are also two dog bins and one litter bin on this site.

14 MILLSIDE PLAY ZONE (LEASE)
(Millside Playzone - Title Number GR3332015)
(Land at Randolph Avenue - Title Number GR286891 excluding Title Number GR363099 adopted highway)

Leased from South Gloucestershire Council 50 years from 1 October 1997 to 30 September 2047 rent free. Contains children's play equipment including an arial runway, two signs, five bins, three dog bins, four picnic tables and five seats.

Adjacent to this is an area known as Millside open space (Randolph Avenue) this area of land is leased to Yate Town Council from South Gloucestershire Council on a 50 year lease from 3 January 2012 – to

January 2062 and contains one litter bin and a wooden decorative entrance. There is also a wetland habitat at this site.

15 PEG HILL SKATE PARK (FREEHOLD)
(Title Number – GR236553)

A park situated at the top of Peg Hill containing a skatepark of concrete bowls, Street Course and static ramps. The park also contains five litter bins and three signs. This site has 9 dedicated lights which comes on at dawn and goes off at 8pm, the site also benefits from 6 street lights.

16 ST MARY'S PLAY AREA (LEASE)
(Title Number – GR287183)

Area of land adjacent to St Mary's School providing two play areas, one for older children and one for children eight and under. This land is leased from South Glos Council on a twenty five year lease from 1 December 2003 to 31 November 2028 at a peppercorn rent.

The areas contain play equipment (refurbished in 2016) and safety surfacing, two seats, two litter bins and one information sign (removed due to vandalism, to be replaced during refurbishment planned to take place in 2016/2017).

17 WELLINGTON ROAD KICKABOUT AREA (LICENCE) (until determined)

This land is currently licenced from South Gloucestershire Council, commenced 1st May 2005 and shall run until either party gives three months' notice in writing at any time, with no fee payable. Contains one sign, two teenage shelters, five bins, three seats, four dog bins and a kickabout area.

18 WITCHES HAT - WESTERLEIGH ROAD PLAY AREA (LEASE)
(Title Number – GR289091)

0.6 hectares of land used as a children's play area leased from South Gloucestershire Council on a 10 year lease from 1 October 2005 to 30 September 2015 at a peppercorn rent. Negotiations are ongoing to renew the lease with South Gloucestershire Council who have agreed a renewal will be granted.

The area was refurbished in 2015 and opened on 1st May 2015, with new: sandpit, timber climber/bridge/slide, basket swings, rock/rope/timber trail, mini witches hat, timber seating, extended woodchip pit. New skate park area opened 22nd May with new: concrete skate ramps, graffiti wall with wooden shelter over it, bitmac base, bin, 2 wooden 'skateboard' benches, ropes structure, new paths, witches hat and trampoline, safety surfacing, two seats, two litter bins and two information signs, one picnic table. The site is fenced with 1.8m high plastic coated welded mesh fence with 2 wheelchair accessible pedestrian gates and one 4m wide access gate.

This play area is locked at night from dusk to dawn.

19 YATE WEST KICKABOUT (LICENCE)

This land forms part of the Playing Fields at Tyndale Primary School, Cranleigh Court Road, Yate. There is a licence in place with South Gloucestershire Council for the use of this land which commenced 18 July 2007 and runs to 20 years until July 2027. The fee is £1 per annum. The kickabout area contains one

sign, one litter bin, fencing and a kickabout area. This site is used by the adjacent school during school hours and is open to the general public after school hours and during school holidays.

PROPERTIES

- 20 ARMADILLO YATE YOUTH VENUE AND CAFÉ, STATION ROAD, BS37 4FW
(Title Number – GR345038) (Sq meterage: ground floor 335m2, first floor 196m2)

This building houses a café provision for young people along with a cinema, plus rooms to let on a casual basis when the café is not in use by the young people. This venue is also used as a community café on a Saturday morning and is used as a senior citizens cinema club on a Thursday morning investigations are taking place into extending this provision.

The garden area consists of 2 seating pods, a seating area with a fire pit, two sail skate ramps, decking area and a basket ball net.

The Armadillo (building and land) freehold was transferred in its entirety from South Gloucestershire Council to Yate Town Council on 8 April 2015.

The Armadillo must remain as community use until April 2045 in the first instance, in line with the conditions of the transfer of ownership to Yate Town Council.

- 21 EGGSHILL LANE/STATION ROAD, 100, STATION ROAD, BS37 4PQ (FREEHOLD)
(Play Area - Title Number GE332542)
(Land containing Community Association, Parish Hall and land at the back of the YMCA Title Number GR332545) (Sq meterage: Parish Hall 207m2)

This comprises the site of the Parish Hall, site of the Yate Community Centre and land at the rear used as children's grassed play area.

The Parish Hall comprises the main hall, committee room, kitchen, toilets and storeroom; it is hired out to local groups and organisations. Car parking is available at the front and sides of the building.

The children's play area comprises grassed area, play equipment with safety surfacing, three seats, one litterbin and one information sign.

The Community Centre site is let on a 99 year lease from 1.10.65 at a fixed annual ground rent.

A small piece of land at the rear of the YMCA Hall is leased to Playmates Nursery to be used as a fenced play area for the children (Licence period from 1 April each year currently 1 April 2017 – 31 March 2018).

- 22 POOLE COURT, POOLE COURT DRIVE, BS37 5PP (FREEHOLD)
(Title Numbers – AV179319 & AV224015) (Sq meterage: ground floor 267.5m2, first floor 238m2, second floor 120m2)

The Town Council owns Poole Court. The building is used for Town Council Offices and provides accommodation for meetings, functions etc. Rooms are let on a casual basis to local groups and organisations. There is a resident caretaker.

Rooms are also leased to: -

- CVS 3 year lease from 1 April 2016 to 31 March 2019
- South Glos Parents/Carers 3 year lease from 1 April 2016 to 31 March 2019
- Age Concern 5 year lease from 1 April 2017 to 31 March 2022
(with a 2 year break clause in March 2019)

The grounds at Poole Court include approximately half the pathway to from Poole Court to Newman's Mound, there is one litter bin and two seats in the Poole Court grounds and one dog bin along the pathway. There is one notice board and an entrance sign.

23 POP INN CAFÉ, WEST WALK, BS37 4AX (LAND LEASE)
(Title Number – GR247112) (Sq meterage: 110m2)

The Pop Inn Café for the over 50s is situated between the Library and the Citizens Advice Bureau, West Walk in Yate Shopping Centre. This building is constructed on land owned by South Gloucestershire Council, which is leased by Yate Town Council for a 25 year period from 17 December 2001 to 16 December 2026. The Pop Inn Café is operated with the assistance of volunteers and is let out of café hours on a casual basis. There is one Town Council notice board outside the property.

24 YATE HERITAGE CENTRE, CHURCH ROAD, BS37 5BG (FREEHOLD)
(Heritage Centre - Title Number AV285803) (Sq meterage: 85m2)

The Yate Heritage Centre is situated on Station Road and was purchased in February 1998. This building has been fully restored to provide a Heritage Centre for Yate. The Heritage Centre provides many events throughout the year including the annual St Georges Day, International Day and Heritage Open Sunday events. The events are manned by volunteers and Town Council staff. The Heritage Centre is operated with the assistance of volunteers

Children's workshop events are also held at this location during the school holidays.

In the car park owned by Yate Town Council attached to the Heritage Centre there is a Petanque/boules pitch which can be used by prior arrangement with the Heritage Centre Project Officer.

SPORTS FACILITIES

25 BROAD LANE (YOSC) (FREEHOLD)
(Title Number – GR325823) (Sq meterage: clubhouse 347m2, shower block B 205m2, shower block C 236m2, workshop 270m2)

The Town Council owns 16.42 acres of land at Broad Lane which forms part of the Yate Outdoor Complex dual use facility.

The Town Council owns an all-weather pitch, and car park on the site. It also owns the main accessway to the site which is floodlit. The all-weather pitch and grassed athletic field event training area are both floodlit.

An all-weather floodlit running track is incorporated within the complex, partially constructed on Town Council land and partially on South Glos Council land.

Yate Town Council is currently negotiating a lease with South Gloucestershire Council for the remainder of the land to run until 31 October 2040 (25 years) at a peppercorn rent.

The site is managed by a charitable company limited by guarantee and run by volunteers.

- 26 SUNNYSIDE PLAYING FIELD (FREEHOLD)
(Title Number – GR333270) (Sq meterage: bowling green pavilion 124m2, workshop 83m2, football pavilion 141m2)

This area comprises land currently in use as tennis courts, Bowling Green and one principal football pitch. It includes a sports pavilion used in conjunction with the bowling green and tennis courts. These facilities are let to various individuals and groups. Adjoining the sports pavilion is the estates staff workshop, garage and compound. Car parking is available.

The pavilion is let along with the bowling green on an annual licence to the Yate and District Bowling Club. (Current Licence period 2nd April 2017 – 31st March 2018).

There are two seats, three litter bins, two dog bins and two information signs on the field, seven seats, one litter bin and one information sign within the bowling green and two seats and two litter bins within the tennis courts.

A football pavilion serves the principal pitch on Sunnyside Playing field and the three pitches on The Common, Yate, all of which are let to football clubs during the season.

The tennis courts were re-surfaced and re-fenced in autumn 2014.

- 27 YATE COMMON FOOTBALL PITCHES (LEASE)
(Title Number – GR331976)

The Town Council provides three football pitches on Yate Common, let to various football clubs during the season. Lease with South Gloucestershire Council for 28 years from 1 October 1994 to 30 September 2022 at a peppercorn rent if demanded. The Yate Common Pitches contains one dog bin and two litter bins.

A running route including x 9 posts with markers attached is placed around the football playing field.

VILLAGE GREENS

- 28 GOOSE GREEN (FREEHOLD) (VILLAGE GREEN STATUS)
(Title Number – AV188091)

The Town Council owns the green area of land at Goose Green. There are two dog bins in this area, one litterbin, one seat and one sign. (Registered as village green: Village Green Number GVG5)

- 29 ST MARY'S GREEN (FREEHOLD) (VILLAGE GREEN STATUS)
(Car Park at St Marys – Title Number AV241866)
(Village Green to the side of the Heritage Centre – Title Number GR202316)
(Green area of land known as St Mary's Green adjacent to Church Road – Title Number AV188090)

The Town Council owns the green area of land known as St Mary's Green adjacent to Church Road together with the access road to the church and most of the car park (all of which is registered as village green: Village Green Number GVG194); there are two litter bins on this area (one in the car park and one on the green), one dog bin, two seats and one information sign. There is an additional grassed area to the side of the Heritage Centre surrounded on three sides by Cotswold stone walling (registered as village green: Village Green Number VG 198), this has also been registered as part of the Green. The annual St Georges Day, Heritage Open Sunday and International Day events held by the Heritage Centre also make use of this space. These events can attract up to approximately 1,500 people.

30 VERGES ADJACENT TO THE LAWNS INN, CHURCH ROAD. (FREEHOLD)
(VILLAGE GREEN STATUS)
(Title Number – AV241866)

The Town Council owns a section of the verge in Church Road adjacent to the Lawns Inn public house. (Village green reference G/VG30)

31 YATE ROCKS (FREEHOLD) (VILLAGE GREEN STATUS)
(Title Number – AV188092)

The Town Council owns the green area of land at Yate Rocks: there is one seat on the green.

STREET FURNITURE

32 BUS SHELTERS

Agreements exist with the Unitary Authority in relation to sites for bus shelters in the following area:

Church Road	1
Cranleigh Court Road	4
Eastfield Drive	1
Greenways Road	1
Randolph Avenue.	2
Sodbury Memorial Hospital (opposite)	1
Sodbury Memorial Hospital in Station Road (adjacent to)	1
	<hr/>
	11

33 SEATS

In addition to having seats as previously listed, the Town Council has seats at the following locations:-

Corner of Westerleigh Road and Station Road	1
Cranleigh Court Road	2
Goose Green Way	2
Greenways Road	3
Orchard Close	1
Randolph Avenue	2
Scott Way/Heron way	1
Somerset Avenue	1
Station Road (B&Q roundabout)	1
Station Road (by Hollisters)	1

Westerleigh Road (opposite common)	<u>1</u>
	<u>16</u>

34 BINS

In addition to having litter bins as previously listed, the Town Council has bins at the following locations:-

Barnwood Road	2
Beaufort Road	1
Broad Lane	3
Coopers Drive	3
Cranleigh Court Road	3
Eastfield Drive	1
Estoril	1
Gravel Hill	1
Gravel Hill/Peg Hill	1
Greenways Road	3
Halifax Road	2
Hampden Close	1
Kennedy Way	1
Leechpool Way, Brimsham Park	1
Milton Road	1
Moorland Road	1
Mow Barton	1
Randolph Avenue	2
Rodford Way	1
Scott Way	1
Somerset Avenue	1
Station Road	8
Station Road (nr link road)	1
Sundridge Park	1
The Ridge Shops	1
Wellington Road	2
Wellstead Avenue	1
Westerleigh Road/Station Road	<u>1</u>
	<u>47</u>

35 DOG BINS

Tthe Town Council also has dog bins at the following locations:-

Chedworth	1
Cranleigh Court Shops	1
Eastfield Drive	1
Greenways Road	1
Halifax Road	2
Leechpool Way, Brimsham Park	1
Peg Hill (located outside the skate park)	1
Scott Way	1
Sutherland Avenue	1

Thorns Farm
Woodmancote

1
<u>1</u>
12

OTHER ARRANGEMENTS

- 36
- i Various Wayleave Agreements are in existence in relation to land owned by the Town Council.
 - ii Highway Authority consent exists for the planting of an Oak Tree on the grassed area adjacent to Sodbury Memorial Hospital.
 - iii The Town Council also has Notice Boards besides those previously listed, at the Parish Hall, Sunnyside Sports Field (adjacent to Bowling Green), One Stop Store in Wellington Road, Poole Court, Abbotswood Shopping Centre, the bus stop at the Ridge on Station Road and the Heritage Centre. The Council also has use of a Board within Yate Shopping Centre and Yate Railway Station. There are also four heritage Boards located around the town, Yate Railway Station, Library, Cranleigh Court Road (Tyndale/Sure Start), Brinsham Fields and Kingsgate Park.
 - iv The Town Council undertakes annual spring cleans which include volunteers.
 - v Yate Common is owned by South Gloucestershire Council. South Gloucestershire Council funded works undertaken on the Common by Yate Town Council in consultation with the Friends of Yate Common (volunteers) to the end of March 2013. No further funding has been extended.
 - vi Various areas of Town Council properties are planted by Yate & Dodington In Bloom Group who are also all volunteers.
 - vii The Town Council holds various other Civic Events besides those previously mentioned including the annual Civic Service, the annual Remembrance Service and Volunteer Christmas event and the Grants Presentation evening etc.

NB: Documents confirming ownership and land registry maps are kept within the document safe at Poole Court.

VEHICLES & EQUIPMENT

37 VEHICLES

Vehicle	Registration No	Owned / Leased	Anticipated Renewal Date	Estimated Current Value	Estimated Replace Value
Ford Ranger	EY09 XOG	Leased - term complete Acquired April 2009	April 2018	£5,000	£12,000
Vauxhall Combo Van	FA16 YMR	Leased - 60 month term Acquired July 2016	July 2021	£8,000	£13,000
Peugeot Boxer Tipper	WA66 EDX	Leased - 60 month term Acquired April 2016	April 2021	£14,000	£20,000

Ransomes Batwing Mower HR6010	WX15 KKC	Owned by YTC Acquired April 2015	April 2020	£15,000	£40,000
Kutoba Mower	Y434 HEU	Owned by YTC Acquired April 2001	2022	£3,000	£25,000
Ford 1520 Compact Tractor	J418 ODG	Leased – ongoing rental Acquired March 1992	2022	£4,000	£30,000
Etesia Hydro 124 Ride on Mower	WN63 GLK	Owned by YTC Acquired Nov 2013	2021	£13,000	£20,000
Peugeot Boxer Urbie	WA17 CCJ	Owned by YTC Acquired May 2017	2022	£35,000	£40,000

38 EQUIPMENT

Equipment	Use	Owned /Leased	Anticipated Renewal Date	Estimated Current Value	Estimated Replace Value
Sisis Tractor Mounted Spiker	Aeration & drainage to grass pitches	Owned by YTC Acquired March 1992	2027	£600	£5,000
1.25m Tractor Mounted Roller	Level grass pitches after use / end of season maintenance	Owned by YTC Acquired June 1999	2027	£300	£1,500
Kubota Tractor Mounted Rotovator	End of season grass pitch maintenance ready for seeding	Owned by YTC Acquired March 1992	2027	£500	£3,000
Accupro 2000 Fertiliser Spreader	Seasonal fertilising to grass pitches	Owned by YTC Acquired January 2014	2022	£300	£500

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