

**FUTURE OF THE ENTHUSIASM 'BASE CAMP' AT
123 HAWTHORN STREET**

Report of the Director of Derby Homes

SUMMARY OF REPORT

- 1.1 Enthusiasm is a registered charity based at 123 Hawthorn Street, Osmaston. The Council owned house was leased to the group at a peppercorn rent on 1 November 1999. The lease is due to expire on 31 October 2004.
- 1.2 The organisation has experienced rapid growth over the last few years and is currently developing their long-term plans and strategies for sustaining and stabilising their activities.
- 1.3 The future of 123 Hawthorn Street is being considered before the lease expires next year. Enthusiasm are asking the Board to either
 - extend the lease on the current peppercorn arrangements
 - consider agreeing to selling them the house.

RECOMMENDATION

2. That the Board recommends to the Council that it extends Enthusiasm's lease of 123 Hawthorn Street for a further 5 years at a peppercorn rent.

MATTER FOR CONSIDERATION

- 3.1 Enthusiasm has been established in Osmaston for more than 10 years and works with young people 'at risk' between the ages of 11 and 19. This involves working with young people who truant, are excluded from school or are offenders or potential offenders. Enthusiasm also helps the young people to become more employable through training and enhances their social experiences and skills through residential trips.
- 3.2 Enthusiasm, in collaboration with other partners working in the Osmaston and Allenton area, has proved very successful. They have also managed to secure sufficient funding to open Base 2 in the shopping parade in Allenton. Base 2 has attracted a lot of use from local young people.
- 3.3 Enthusiasm is developing a long-term strategy for the organisation and is considering their options regarding 123 Hawthorn Street before the lease expires next year.

CONSULTATION IMPLICATIONS

4. Residents on Hawthorn Street were consulted before the initial lease was granted and have been consulted again. Enthusiasm enjoys good relations with its neighbours and other local residents. It is an asset to the community.

FINANCIAL AND BUSINESS PLAN IMPLICATIONS

- 5.1 Rent loss is incurred through granting a peppercorn rent. However, Enthusiasm is a charity relying on grants and donations. Its work with young people in Osmaston and Allenton helps reduce vandalism and anti-social behaviour.
- 5.2 Derby Homes repairs and maintains the property externally through planned maintenance. Enthusiasm completes all internal repairs and the property is in very good order.

LEGAL AND CONFIDENTIALITY IMPLICATIONS

6. None.

PERSONNEL IMPLICATIONS

7. None.

ENVIRONMENTAL IMPLICATIONS

8. None.

EQUALITIES IMPLICATIONS

9. Enthusiasm has an equal opportunities policy and welcomes and employs all members of the community

Contact Officer

Maureen Davis, Area Manager Local Services (South). 0133271170, maureen.davis@derby.gov.uk