

Option	Other information/ assumptions	Issues	Legal Comment	Time required to pursue to completed agreement	Level of Legal fees/ Agents fees required, how many parties involved, how many sets of fees required?	Assessment of Risk
Millenium Green Trust (MGT) freehold transfer to OCC. Existing school playing field remains as is	MGT transfer existing Millenium Green to OCC	1. Professional Appointments 2. Complexity of parties involved 3. Costs 4. Need to be consulted 5. 6. Third party negotiation 7. Land will likely require planning application for change of use 8. No control on timing	1. Land sale by the Trust will require consultation with Charity Commission, the Millennium Commission and Natural England. Public consultation likely to be required. 2. Grant Contract running conditions 3. Assume nil consideration 4. 5. Selling owner 6. The parties may need to consider 7. 8.	Estimate 6-24 months or longer to deal with disposal by the Trust. The process of funding should be relatively straightforward.	Trustees Professional appointed by Trust will need to provide certificate of best value in valuation report. This will also apply to the acquisition of the new land by the Trust.	Relatively high. Multistage legal process. Risk may require research undertaken but this will incur cost to do so.
Millenium Green Lease of whole site to OCC. OCC has exclusive use for school use, OCC to provide a MUGA on the site. Existing school playing field remains as is.	School secures the site for school use, allows community use out of school hours and during school holidays, builds a MUGA on the site. School can install high fencing for safeguarding and manage exclusive use by way of lockable entrance gates.	1. Consents required 2. Lease, but this will include the use of the land by MGT outside of school hours. 3. Approval to develop a MUGA will be required.	1. This would require similar consents for disposal as above. Possibly easier as limited interest. 2. 3.	Approx 6-12 months.	Trust would incur legal/surveyor's fees. OCC fees for the lease also. Estimate OCC legal fees at	Medium - essentially a business lease. Likely to be much less expensive in terms of fees.
Millenium Green Lease of part of site to OCC. OCC has exclusive use for school use, OCC to provide MUGA on leased area and Trust to retain other part. Existing School playing field remains as is.	Same as above but Millenium Green Trust retain part of site for continued use by community, school is able to secure the leased area for school use.	As above but but some community use always retained	As above but reduced risk as part remaining in community use is outside leased area.	As above	As above.	As above, but slightly lower risk.
A Joint Use Agreement whereby school can build MUGA on site. Existing School playing field remains as is.	ongoing agreement,		1. This may be an issue in terms of funding etc. 2. Are OCC prepared to fund substantial works on land that there isn't a freehold or leasehold interest in?	6-9 months.		Relatively low, but may not give school/OCC sufficient security or control
Existing School playing field is used to provide MUGA. Lease of Millenium Green to provide playing field only, no development on Mill Green site, school has exclusive use in school time, use for community available at other times			1. Similar issues as above for lease of Trust land, although likely to be easier if no works being undertaken.	6-9 months	Var OCC's fees.	Low, increasing to medium/high
Existing School playing field used to provide MUGA. JUA agreed between OCC and MGT for use of Green during school hours, no development the Green remains as playing field.			As above - JUA rather than lease also as per JUA option above.	6-9 months	OCC legal fees for JUA	Low risk for OCC, also low long-term security for the school.