

APPENDIX X

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 7 JULY 2009

Title:

**SURRENDER AND RENEWAL OF LEASE
WRECCLESHAM TENNIS CLUB
WRECCLESHAM RECREATION GROUND, FARNHAM**

**[Portfolio Holders: Cllrs Mike Band and Roger Steel]
[Wards Affected: Farnham]**

Summary and purpose:

Authority is sought for the surrender and renewal of the lease of the tennis courts and pavilion at Wrecclesham Recreation Ground as shown outlined on the plan annexed on terms and conditions as set out in the (Exempt) Annexe.

How this report relates to the Council's Corporate Priorities:

A new lease to Wrecclesham Tennis Club will enable them to renew the courts and pavilion. This, in turn, should help the club retain and recruit new members. The lease will assist in providing better sporting facilities in this area, encouraging greater participation in sport and aiding community health.

Equality and Diversity Implications:

The present lease has poorly drafted terms for public use of the courts. The new lease will define the public use more tightly, thereby encouraging it.

Resource/Value for Money implications:

The lease will result in a new and improved rental structure.

Legal Implications:

The lease will be in modern terms.

Background

1. Wrecclesham Tennis Club has a lease of four tennis courts and site for a pavilion as shown outlined on the plan annexed. The lease expires in 2011.
2. The club is desirous of upgrading its facilities as they have come to the end of their economic life. However, in order to apply for grant funding from various sporting organisations, it will require a lease of at least 25 years. It has

therefore approached Waverley to agree to a surrender and renewal of its existing lease. Proposed terms and conditions are set out in the (Exempt) Annexe.

3. Waverley will benefit from such a proposal in a number of ways.
 - The tennis facilities at Wrecclesham will be improved at no cost to Waverley.
 - The present lease is vague on use of the courts by the general public. This use can be improved through a more codified structure.
 - The rent will reflect similar rents within the borough.
4. While there is a Special Interest Group looking at sporting facilities in Farnham, it is not considered that this proposed lease would adversely affect its decision process.
5. The Head of Planning Services has been consulted. His advice is that the club is subject to Countryside Policies in the Waverley Local Plan 2003. These policies impose strict control over development such that the site does not currently have potential for alternative uses with greater commercial value. In the longer term and as part of the preparation of the Local Development Framework the Council will need to consider sites for development particularly new housing. While this search may involve release of green field sites on the edge of Waverley's settlements the view of the Head of Planning is that this site would be very low priority because of its location, constrained access and the benefits of the current use to the community.

Recommendation

It is recommended that Wrecclesham Tennis Club Limited surrender its existing lease of the tennis courts and site of pavilion at Wrecclesham Recreation Ground and be granted a new lease of 25 years on terms set out in the (Exempt) Annexe, other terms and conditions to be agreed with the Estates and Valuation Manager

Background Papers (Environment)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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