

## WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 2 MARCH 2010

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**Title:**

**LEASE OF HEATH END RECREATION GROUND  
UPPER WEYBOURNE LANE, FARNHAM**

**[Portfolio Holders: Cllrs Mike Band & Roger Steel]**

**[Wards Affected: Farnham Hale & Heath End]**

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**Note pursuant to Section 100B(5) of the Local Government Act 1972**

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of the revised Part 1 of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

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**Summary and purpose:**

Authorisation is sought to enter into a ten year lease with Weybourne Football Club on terms and conditions set out in (Exempt) Annexe 1 for the recreation ground, pavilion and store shown outlined on the plan annexed, which is public open space land. Apart from the pavilion and store, the lease would not prevent use of the land for general recreational purposes except during games.

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

The Farnham Sports Clubs Consultation has identified a growing demand for sports facilities within the Farnham area. The lease will ensure that the ground is used once again for sports purposes. Waverley will also encourage the lessee to hire the ground out to other football clubs, both for matches and for training. These actions will help to meet this identified demand.

**Equality and Diversity Implications:**

The football teams who will play at Heath End will be open to all sections of the community.

**Resource/Value for Money implications:**

This lease will enable a football ground and pavilion to be brought back into use at less cost than if Waverley were to undertake all the works itself. The value of the works proposed to be undertaken by the lessee are equal to or exceed the value of rent foregone.

**Legal Implications:**

Officer time will be required to draft the lease.

b. Pursuant to Section 123(2A) of the Local Government Act 1972 the Council cannot dispose of open space land unless before doing so they cause notice of their

intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections to the proposed disposal which may be made to them.

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### **Background**

1. Heath End Recreation Ground is shown outlined on the plan at Annexe 2. It contains a football pitch, pavilion and store as well as a playground and wooded areas. The football pitch and pavilion have traditionally been let to one football club with public use of the ground outside of football games.
2. The previous lessee of the above ground started works of renovation to the pavilion but ran out of money at a point when the pavilion was in a dangerous state of disrepair. Despite repeated demands from officers for the lessee to undertake works to the ground, it failed to do so. The lease was therefore not renewed.
3. The Farnham Sports Clubs Consultation has identified a number of football clubs within the Farnham area that would like to take on a ground such as this. The site was viewed as suitable for a smaller club who would then have the option to hire the ground out to other clubs for matches and training, which would assist the club in its income generation.
4. Waverley did not consider it appropriate to hand the pavilion over to the club until it had been brought into a safe state of repair. Waverley has therefore undertaken the following works: boiler replacement, electrics replacement, drainage works, works to the showers, legionella testing. Weybourne FC has already, at its own risk, decorated the changing rooms and has been in discussions with other clubs over what in essence is a form of ground sharing. A lease will provide both parties with greater certainty over the future of this resource.
5. The lease will require the lessee to bring the remainder of the pavilion back into use at its own cost. These works, should they be undertaken by Waverley, would have cost in the region of £10,485. Other terms and conditions are set out in the (Exempt) Annexe 1.

### **Recommendation**

Subject to the provisions of Section 123(2A) of the Local Government Act 1972, it is recommended that Heath End Recreation Ground be leased to Weybourne Football Club for a period of ten years, on the terms and conditions set out in the (Exempt) Annexe, other terms and conditions to be negotiated with the Estates and Valuation Manager.

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### **Background Papers**

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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