

APPENDIX N

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 30 NOVEMBER 2010

Title:

LEASE TO GUILDFORD RUGBY FOOTBALL CLUB

[Portfolio Holder: Cllr Mike Band]

[Wards Affected: Godalming Farncombe and Cattershall]

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

This annexe 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 Part I 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).

Summary and purpose:

In order to obtain a grant towards the refurbishment and renew the existing clubhouse for the Rugby Ground, Guildford Rugby Club requires a lease of a minimum of 35 years. The existing leases for the ground expire in 2030, therefore the club needs a further 15 years. It is proposed that the Club surrender the existing leases and that the Council should grant a new lease on updated terms for a period of 35 years. The Executive is requested to give their authorisation for this process.

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

The proposals contained within this report contribute towards the Council's 'Leisure' and 'Improving Lives' priorities through improving the Rugby Club's financial stability it increases the opportunities for participation in sport and recreation.

It also aligns itself with the Council's 'Value for Money' priority as the Club are self-financing, maintain all their own facilities and pay rent to the Council.

Equality and Diversity Implications:

Part of the purposes of the works to the clubhouse is to provide adequate disabled facilities.

Resource/Value for Money implications:

While the works will not provide Waverley with increased rental income, they will provide better facilities for the community at no cost to Waverley.

Legal Implications:

The agreement will require legal work in drafting the documentation for the surrender and new lease.

Background

1. Guildford Rugby Club has four leases from Waverley expiring in 2030 of land at Guildford Road adjacent to Broadwater Park as shown outlined on the plan annexed. These leases are for rugby pitches and the site of its clubhouse. It also leases adjoining land from Guildford Borough Council.
2. The Club is progressive in all respects, it has a membership of over 1000 and runs numerous senior teams. The significant strength from a community perspective is the junior section. The Club runs an exceptional youth rugby development section. It also works closely with the Sport Godalming and the other sports clubs on Broadwater Park to promote health, sport and wellbeing for the area.
3. The existing clubhouse facilities are outmoded and tired, requiring refurbishment. The club is proposing a two-phase programme of works, the first phase of which they can fund and can be undertaken under the terms of their existing lease. However, the second phase, which includes significant works on providing disabled facilities, will need a loan from the Rugby Football Foundation. The Foundation requires that this loan be subject to the club having a lease of at least 35 years. While the club's negotiations with Guildford Borough Council have concentrated on extending the existing lease, as the club has four leases from Waverley it is recommended that these leases should be surrendered and one new lease granted for the whole demise.
4. There has been a long-running dispute between the club and the Friends of Broadwater Park over use of land the other side of the ha-ha from the club grounds shown hatched on the plan annexed. This land forms part of the existing leases, but would be excluded from a new lease. Proposed terms and conditions for the new lease are set out in the (Exempt) Annexe.

Recommendation

It is recommended that Waverley enters into the relevant agreements to accept a surrender from Guildford Rugby Club of the existing leases at Broadwater Park and grant a new lease of the rugby ground shown on the annexed plan excluding the hatched areas for a period of 35 years on terms and conditions as set out in the (Exempt) Annexe, other terms and conditions to be agreed with the Estates and Valuation Manager.

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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