

APPENDIX F

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 1 NOVEMBER 2011

Title:

FARNHAM PARK GOLF CLUB LEASE

[Portfolio Holders: Roger Steel and Mike Band]

[Wards Affected: Farnham Castle and Farnham Upper Hale]

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 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:

Authorisation is sought to grant a new 10 year lease of Farnham Park Golf Course, shown outlined on the plan at Annexe 1.

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

The grant of a new lease will ensure that Waverley will receive an income from the golf course. The golf course, an integral part of Farnham Park, will be improved and maintained for the benefit not just of its members but also for that of the public as a whole.

Equality and Diversity Implications:

There are no equality and diversity implications.

Climate Change Implications:

There are no climate change implications.

Resource/Value for Money Implications:

An income will be generated through rent of the golf course. The golf club will take over Waverley's responsibility for the provision of public toilets to Park users and will also provide a café for public use.

Legal Implications:

Officer time will be required in the production of the lease.

Background

1. The lease for Farnham Park Golf Club expired on April 2011 and the lessee notified the Council that he wished to surrender the lease.
2. Whilst the Council was considering the future of the golf course, a 6 month temporary licence was let to Farnham Park Golf Club (Surrey) Ltd, a consortium of golf club members, which included the existing course manager. This was granted in order to ensure that the golf course did not deteriorate before a decision was made.
3. Expert advice sought by the Council (from a specialist golf business and property adviser with experience of advising local authorities on letting golf courses) was that a golf course of this small size, in its present poor condition and with no operational accounts, is unlikely to generate much rent. In fact, bidders may expect a subsidy at least in the early years as substantial capital investment is needed.
4. The temporary licensees have proved to be good custodians of the golf course, already making significant improvements to it. They have provided a business plan which provides value for money to the Council and they have a strong community focus.

Conclusion

5. The Asset Advisory Group has proposed that a 10 year lease should be offered to Farnham Park Golf Club (Surrey) Ltd with a five year break clause for both parties.

Recommendation

It is recommended that a 10 year lease be offered to Farnham Park Golf Course (Surrey) Ltd on terms and conditions set out in the (Exempt) Annexe, other terms and conditions to be negotiated by the Countryside Manager and the Estates and Valuation Manager in consultation with the Portfolio Holder for Leisure.

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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