

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 11/07/2017

Title:

ROWLEDGE TENNIS CLUB - GRANT OF NEW LEASE

[Portfolio Holders: Cllrs Ged Hall, Tom Martin and Kevin Deanus]

[Wards Affected: Farnham Wrecclesham and Rowledge]

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 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:

Authority is sought to grant a 40 year lease to Rowledge Tennis Club for the two courts and pavilion as shown outlined on the plan annexed.

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

Value for money: The proposal should bring financial savings to the Council whilst maintaining a high quality provision of sports facilities in the borough. It will also ensure our activities are customer focused whilst providing good value for money.

Leisure and Lives: Through improving opportunities for all to take part in sport and recreation, and protecting the status of recreation grounds for formal and informal recreation. The provision of high quality and well maintained sports and recreational areas will improve the quality of life for children, young people, adults and the more vulnerable in society.

Environment: The new lease will enable the tennis club to operate on a formal basis whilst protecting the recreation ground.

Financial Implications: This proposal is cost-neutral because the Council will save an estimated £600 as a result of the Club undertaking maintenance works under the terms of the new lease, with this amount being allocated to the Club in the form of rent-related grant to be deducted from the new rent.

This is advantageous to the Council because it will no longer need to manage the works directly and because an element of risk is transferred away from the Council.

Legal Implications:

Each party will be responsible for their own legal costs in the preparation of the lease document. Officer time will be involved in the drafting of the lease.

Introduction

1. Rowledge is a small tennis club with two courts and a small pavilion on the edge of Rowledge Recreation Ground. The area is shown outlined on the plan annexed. The recreation ground has been run for many years under the former Recreation Grounds Licence that was originally set up by Farnham UDC. Following the grant of leases to Rowledge Cricket Club and Bowling Club, it is necessary to have a lease for the Tennis Club as well. Authorisation is sought for the grant of a lease to Rowledge Tennis Club on modern terms and for a period of 40 years.
2. It is proposed that the new lease should be in the standard form for sports facilities leases by setting out those areas that the club should maintain throughout the term of the lease but also allowing for a Service Level Agreement that can be modified over the term to meet changing needs. These terms and conditions are set out in the (Exempt) Annexe.
3. The 40 year term proposed for the lease will be sufficient to allow the club to seek grant aid for improvements to the courts and pavilion, as and when required, during the next few years.

Recommendation

It is recommended that a new 40 year lease be granted to Rowledge Tennis Club on the terms and conditions set out in the (Exempt) Annexe, with other terms and conditions to be agreed by 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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