

# **WAVERLEY BOROUGH COUNCIL**

## **EXECUTIVE**

**5 FEBRUARY 2019**

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### **Title:**

#### **LEASE OF GRAFHAM AND SMITHBROOK CRICKET GROUND**

**[Portfolio Holder: Cllrs Ged Hall and Jenny Else]  
[Ward Affected: Bramley, Busbridge and Hascombe]**

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

(Exempt) Annexe 2 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:

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

### **Summary and purpose:**

Approval is sought for the grant of a new lease to Blackheath Cricket Club of Grafham and Smithbrook Cricket Ground as shown outlined on the plan at Annexe 1 and on terms and conditions set out in the (Exempt) Annexe 2.

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

This report relates to the Council's People / Place / Prosperity priority as it ensures the continuing provision of cricket in a rural area.

### **Equality and Diversity Implications:**

There are no Equality and Diversity implications.

### **Financial Implications:**

Entering into the lease will avoid additional cost being incurred to maintain the cricket ground.

### **Legal Implications:**

Each party will meet its own costs in the preparation and completion of this lease.

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### **Background**

1. The present tenants of the cricket ground, Grafham and Smithbrook Cricket Club, have held a long lease of the ground at a nominal rent. The lease has expired and, in negotiating a new lease with the club, it became clear that the club was no longer viable so the trustees gave notice to quit, which expired 31 December 2018.

2. A local club, Blackheath Cricket Club, has been subletting the ground from Grafham and Smithbrook CC. On hearing that this club was no longer interested in renewing the lease, it has expressed its own interest and has produced proposals for renovating the existing pavilion and improving the ground. It would require a long lease in order to seek grant aid funding for the extensive works it is proposing.

## **Conclusion**

3. On a commercial property it would be normal when the property becomes vacant to seek open market offers for a new lease. However, in this instance, the cricket ground is situated in a predominantly rural area already well provided with clubs. Rather than risk having the ground returned permanently to Waverley's control, which would involve costs in the region of a minimum of £5,000 pa, it is considered advisable to enter into a lease with Blackheath as soon as possible. This will ensure that the cricket ground remains in its present use and the pavilion is improved.
  4. The proposed terms and conditions are set out in (Exempt) Annexe 2.
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## **Recommendation**

It is recommended that a lease of up to 50 years of the Grafham and Smithbrook cricket ground and pavilion be granted to Blackheath Cricket Club, on terms and conditions set out in (Exempt) Annexe 2, other terms and conditions to be negotiated by 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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## **CONTACT OFFICER:**

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