

WAVERLEY BOROUGH COUNCIL

EXECUTIVE

8 OCTOBER 2019

Title:

PROPERTY MATTERS – HOLLOWAY HILL BOWLING CLUB, GODALMING – SURRENDER OF EXISTING LEASE AND GRANT OF A NEW LEASE

**[Portfolio Holder: Cllrs M Merryweather & D Beaman]
[Wards Affected: Godalming Holloway]**

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:

Paragraph 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

Holloway Hill Bowling Club has approached the Council for consent to surrender its existing lease of the Pavilion land and to take a new long lease of both the Pavilion land and the Bowling Green itself. The pavilion land is shown hatched and the green outlined on the plan at [Annexe 1](#).

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

This report supports the continued provision of sporting activities within the Borough while obtaining value for money.

Equality and Diversity Implications:

By supporting the Bowling Club, the Council is seeking to maintain the long-term provision of facilities that encourage active and healthy lives.

Financial Implications:

The club is taking on a 30 year lease which is assumed to be in excess of the useful life of the irrigation system, therefore the Council should not be paying any contribution towards this equipment under the terms of a full repair and maintenance arrangement.

Legal Implications:

Each party to meet its own legal costs in the preparation of this lease. This site is a Fields in Trust (Queen Elizabeth II protected site) site which will require the approval by Fields in Trust of the new Heads of Term and the granting of a new lease.

Climate change implications:

There are no climate change implications arising from the surrender and grant of a lease.

Introduction

1. Holloway Hill Bowling Club currently leases the land from Waverley on which the pavilion building sits. The lease for this expires in 2035. The club hires the bowling green for an annual fee.
2. The pavilion is maintained by the Bowling Club. The irrigation system for the green is also maintained by the Club, although Waverley contributes towards the irrigation system maintenance contract costs. The maintenance of the bowling green its surrounding grass and hedges are Waverley's responsibility, which is partly subsidised by the licence fee. In total, the maintenance costs incurred by the Council exceed the revenue received, resulting in an annual net shortfall, as set out in the Exempt Annexe 2.
3. Waverley is looking to ensure the long term future of its facilities by encouraging organisations that use them to take over their management. This has the added advantage that the clubs will also be able to seek grant funding from external organisations to improve them, a route unavailable to the Council and also provide the club with full control over the maintenance of their playing and ancilliary facilities.
4. This arrangement is considered to be beneficial to Waverley in this instance in that it will ensure that the management and maintenance of the green and the majority of its associated costs will be passed to the Bowling Club under a proper lease arrangement.
5. Outline terms have therefore been agreed for a simultaneous surrender of the existing lease of the Pavilion land, and the grant of a new 30 year lease encompassing the pavilion land and bowling green, at a rent which is detailed in the Exempt Annexe 2

Conclusion

6. The consent being sought offers financial and management benefits to both Waverley Borough Council and Holloway Hill Bowling Club and it is proposed to structure a new lease that reflects the way the Club and land is used.

Recommendation

It is recommended that the Executive agrees to the surrender of the current lease to Holloway Hill Bowling Club and the simultaneous grant of a new lease on terms and conditions set out in Exempt Annexe 2, with other terms and conditions to be negotiated 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.

CONTACT OFFICER:

Name: Peter Vickers
Head of Finance

Telephone: 01483 523539
Email: peter.vickers@waverley.gov.uk

Name: Ailsa Woodruff

Telephone: 01483 523459
E-mail: ailsa.woodruff@waverley.gov.uk