

# **WAVERLEY BOROUGH COUNCIL**

## **EXECUTIVE**

**8 OCTOBER 2019**

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### **Title:**

**PROPERTY MATTER - GODALMING AND FARNCOMBE BOWLING CLUB -  
SURRENDER OF EXISTING LEASE AND GRANT OF A NEW LEASE**

**[Portfolio Holder: Cllrs M Merryweather & D Beaman]  
[Wards Affected: Godalming Central and Ockford]**

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### **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).

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### **Summary and purpose:**

Godalming and Farncombe Bowling Club has approached the Council for consent to surrender its existing lease of the Pavillion 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.

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### **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 granting of a new lease will generate a small saving to the Council as set out in the Exempt Annexe.

### **Legal Implications:**

Each party will meet its own legal costs in the preparation of this new lease.

## **Climate change implications:**

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

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## **Introduction**

1. Godalming and Farncombe Bowling Club currently leases the land shown hatched on the plan annexed on which the pavilion building sits. The lease for this expires in 2034. The club hires the adjoining bowling green shown outlined for an annual fee.
2. The pavilion is maintained by the Bowling Club under the terms of the lease. The irrigation system for the green is also maintained by the Club, though Waverley contributes towards the water bill. 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 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, including water usage, 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 Exempt Annexe 2.

## **Conclusion**

6. The transaction that consent is being sought for offers financial and management benefits to both Waverely Borough Council and Godalming and Farncombe 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 Godalming and Farncombe Bowling Club and the simulatenous 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.

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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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