

WAVERLEY BOROUGH COUNCIL

EXECUTIVE

26 NOVEMBER 2019

Title:

**PROPERTY MATTER - SHAMLEY GREEN CRICKET CLUB
– LEASE OF CRICKET SQUARE AND OUTFIELD**

**[Portfolio Holders: Cllrs Mark Merryweather & David Beaman]
[Ward Affected: Shamley Green & Cranleigh North]**

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

Annexe 2 of 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:

Authority is sought to grant a lease of 30 years to the Shamley Green Cricket Club of the cricket square and outfield on Shamley Green as shown outlined on the plan at Annexe 1. The club's present lease of 10 years has recently expired and the club is holding over on the same terms, which provides an opportunity to grant a longer lease to the club.

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:

This lease will secure a small rental stream for the Council.

Legal Implications:

Each party will be responsible for meeting its own legal costs in the preparation of this new lease.

Background

1. Shamley Green Cricket Club is an active club with strong connections to local schools. It has been playing on Shamley Green since the eighteenth century and the first lease with Waverley was entered into in 2008. The leased area includes

the cricket square and the outfield. The lease expired in October 2018 and a new lease is required.

2. Even though the term of the existing lease has expired, the club is “holding over” under the terms of the existing lease. This means that the terms and conditions of the existing lease continue to be in force with the exception of the length of the lease. This is indeterminate and either party can give notice to terminate the lease following procedures laid down in the Landlord and Tenant Act 1954.

New lease

3. Both Waverley and the club would like to enter into a new lease to secure the future of the club and retain the village ambience. While it is possible to renew the lease for a further 10 years, a lease of 30 years provides the club with greater opportunities to obtain grants to improve their facilities and increase local participation in sport. Grant funding bodies typically require clubs benefitting from their grants to either own property or have leases, the length of which vary according to the level of the grant. A 30 year lease will allow the club to apply for grants over the period of the lease without having to come back and request longer terms to meet grant bodies’ requirements.
4. At present, Waverley manages all of the green, including cutting the grass of the outfield. The Council does not however maintain the area to a cricket outfield standard. The Cricket Club are responsible for any extra cuts required to meet this standard and any other work as required or necessary to maintain a cricket outfield. They are also responsible for maintaining the cricket table and wicket areas.

Recommendation

That a lease of 30 years is granted to Shamley Green Cricket Club for the cricket square and outfield on Shamley Green on terms and conditions as set out in the (Exempt) Annex, other terms and conditions to be agreed by the Assets 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: Caroline Wallis
Assets Manager

Telephone: 01483 523314
E-mail: caroline.wallis@waverley.gov.uk