

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 01/03/2016

Title:

**SURRENDER AND RENEWAL OF GROUND LEASE - FARNCOMBE
WANDERERS CRICKET PAVILION**

**[Portfolio Holders: Cllrs Tom Martin and Simon Thornton]
[Wards Affected: Godalming Farncombe & Catteshall]**

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:

Agreement is sought for the surrender of the existing lease and the grant of a new lease of up to 50 years for the Farncombe Wanderers Cricket Club.

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

Value for money: The new lease will ensure that the club will be paying a fair rent for the area of land they require for their lease

Leisure and Lives: The report helps to support local clubs and the work they undertake in the community by encouraging young people into sport and engaging in an active and healthy life style.

Financial Implications:

The new Lease Agreement will result in additional income to the Council.

Legal Implications:

Officer time will be required in drafting the lease.

Introduction

1. Farncombe Wanderers Cricket Club leases an area of land from Waverley at Broadwater Park on which they have constructed a pavilion. At the time of the last lease expiry in 2013, the pavilion was beginning to require major works to meet their present needs. The club had not determined whether to demolish the pavilion and relocate it closer to the cricket pitch or to renovate and

extend. It was therefore decided to renew their existing lease for 10 years or until such time as their plans had coalesced.

2. The club has now decided to renovate and extend their existing pavilion. This will mean that it will need extra land for the extensions. However, as funding bodies also require leases of around 30 years before they will consider providing a grant for these works, the club will also need a longer lease. Given that they may not obtain a grant on the first attempt, it is recommended that the lease length be longer than that required by the funders.
3. It is not proposed to use the standard Sports Lease as this is a ground lease for a pavilion which does not require a service level agreement. The proposed terms and conditions are therefore similar to that of the club's existing lease, modified only to bring them up to date and in line with Waverley's policies. These are set out in the (Exempt) Annexe to this report.

Recommendation

It is recommended that Farncombe Wanderers be permitted to surrender their existing lease and be granted a new lease on terms and conditions set out in the (Exempt) Annexe, 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.

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