

CABINET

13 JULY 2011

REPORT OF FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

A.3 PROPOSED RENEWAL OF LEASE: CLACTON CRICKET PAVILION, VISTA ROAD RECREATION GROUND, VISTA ROAD, CLACTON-ON-SEA

(Report prepared by David Hall)

PART 1 – KEY INFORMATION

1.1 PURPOSE OF THE REPORT

To seek approval for the renewal of the existing lease for Clacton Cricket Pavilion for a 21 year term for continued use as a sports club pavilion and changing rooms. The site is shown edged bold on the attached Appendix.

1.2 EXECUTIVE SUMMARY

The Trustees of Clacton Cricket Club are currently holding over on a 21 year full repairing and insuring lease that expired on 23 April 2010.

The building contains changing rooms and a first floor club room facility with kitchen and bar.

In 1989 the lease was initially entered into jointly by Clacton Cricket Club and Clacton Hockey Club the Hockey Club withdrew from the lease some years ago and over the past few years the Cricket Club has looked for partners to provide additional usage of the facility. They have now reached a partnership arrangement with Clacton United Football Club to ensure the facilities long term sustainability the new joint club for the purposes of the lease will be known as Clacton Sports Club.

It is imperative that the tenant's compliance with the terms and conditions of any lease is adequately monitored and will be enforced rigorously. The Council has now reviewed its resources allocated to this and introduced a more regular and more frequent inspections of leased facilities to ensure lease conditions are being adhered to.

1.3 RECOMMENDATION(S)

That subject to agreement of terms later in the meeting, a new lease of Clacton Cricket Pavilion, Vista Road Recreation Ground, Clacton-on-Sea be granted for a period of 21 years.

PART 2 – IMPLICATIONS OF THE DECISION

2.1 DELIVERING PRIORITIES

The Corporate Plan identifies the need to provide quality leisure facilities and to work in partnership with local organisations. The proposed action in this report meets both targets.

2.2 FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The financial implications of renewing the lease will be set out in a follow up report. It is likely that the Council's Community Asset Rent Off-Setting Scheme (CAROS) will apply to the new lease. The financial contributions to this Council by way of rent paid are set out in a report in Part B of this agenda.

Risk

There is always a risk that tenants will forfeit their lease early. However, the Trustees have operated the facility since the lease commenced in 1989 with no serious issue and there is no reason to suggest that this not continue for the new lease.

2.3 LEGAL

This action proposed is within the Council's discretionary powers.

2.4 OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and it is judged that there are no significant issues.

Crime and Disorder/Equality and Diversity/Health Inequalities/Consultation/Public Engagement.

Ward

St Pauls

PART 3 – SUPPORTING INFORMATION

3.1 BACKGROUND

The Trustees of Clacton Cricket Pavilion are currently holding over on a 21 year lease which expired on 23 April 2010.

The 1989 lease was initially entered into jointly by Clacton Cricket Club (CCC) and Clacton Hockey Club. The Hockey Club withdrew from the lease some years ago and since then CCC has taken sole responsibility for the premises.

A partnership arrangement between two sports clubs to share responsibility for the pavilion assists to improve the utilisation of the facilities and importantly reduces the costs of maintaining the pavilion. The Cricket Club has now reached a partnership arrangement with Clacton United Football Club to ensure the facilities long term sustainability the new joint club for the purposes of the lease will be known as Clacton Sports Club.

3.2 CURRENT POSITION

The Trustees of Clacton Cricket Pavilion are currently holding over on a 21 year lease which expired on 23 April 2010.

Entering into a new 21 year lease provides the security that the trustees seek in order to invest and maintain the facility until 2031.

3.3 FURTHER HEADINGS RELEVANT TO THE REPORT

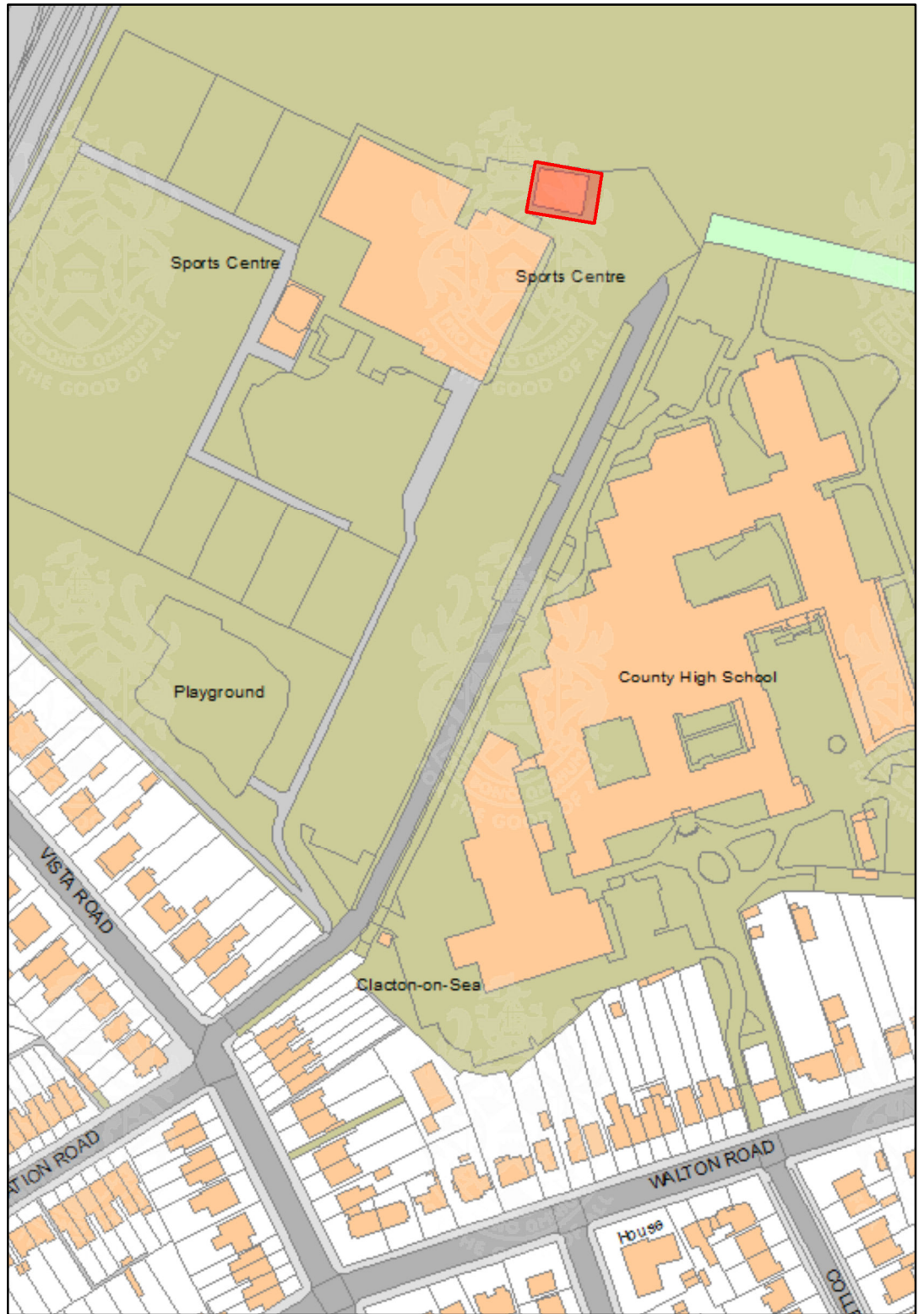
None

3.4 BACKGROUND PAPERS FOR THE DECISION

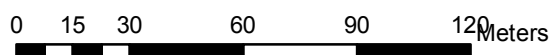
None

3.5 APPENDICES

Appendix – plan indicating location of Clacton Cricket Pavilion.



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Clacton Cricket Pavilion

