

Key Decision Required:	No	In the Forward Plan:	No
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CABINET

25 JANUARY 2012

REPORT OF FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

A.7 RENEWAL OF LEASE, CLACTON RUGBY CLUB, VALLEY ROAD, CLACTON ON SEA, ESSEX

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval for the early renewal of the existing lease of the site of Clacton Rugby Club. The site is shown edged bold on the attached Appendix A.

EXECUTIVE SUMMARY

The Trustees of Clacton Rugby Club hold a 21 year lease which expires on 30 August 2015. The club is seeking to extend the clubhouse and funding bodies have requested a longer security of tenure than the four years that remain on their existing lease. The early renewal of the lease in line with existing terms has been negotiated by the Council's agents, NPS Property Consultants Ltd (NPS).

RECOMMENDATION(S)

That Cabinet considers whether to grant the early renewal of the Club's lease.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

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

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

Renewal of the lease will provide a modest source of ongoing income. The Club presently benefit from the Council's Community Asset Rent Off-Setting Scheme (CAROS) which is subject to review at the time of drafting. Details of the terms of the lease are set out in the report in Part B of this agenda.

Risk

The Trustees have operated the Club since 1973. Officers therefore consider that there is little risk associated with the early renewal of the lease.

LEGAL

The terms of the lease have been negotiated by the Council's agent in accordance with the Council's statutory duties. Accordingly the early renewal is within the discretionary powers of the Council.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

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

Crime and Disorder

The Rugby Club offers a range of community activities which can be seen as diversionary activities that can have an effect in the reduction of crime and disorder.

Ward

St Pauls

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Trustees of Clacton Rugby Club have been tenants of the site since the current lease commenced on the 1 September 1973. During that time they have met the conditions of the lease.

CURRENT POSITION

The Trustees of Clacton Rugby Club currently hold a 21 year lease which expires on 30 August 2015. The club is currently seeking to extend the clubhouse and funding bodies have requested a longer security of tenure than the four years that remain on their existing lease.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

1. Heads of Terms schedule dated 4 November 2011 and signed by the tenant.

APPENDICES

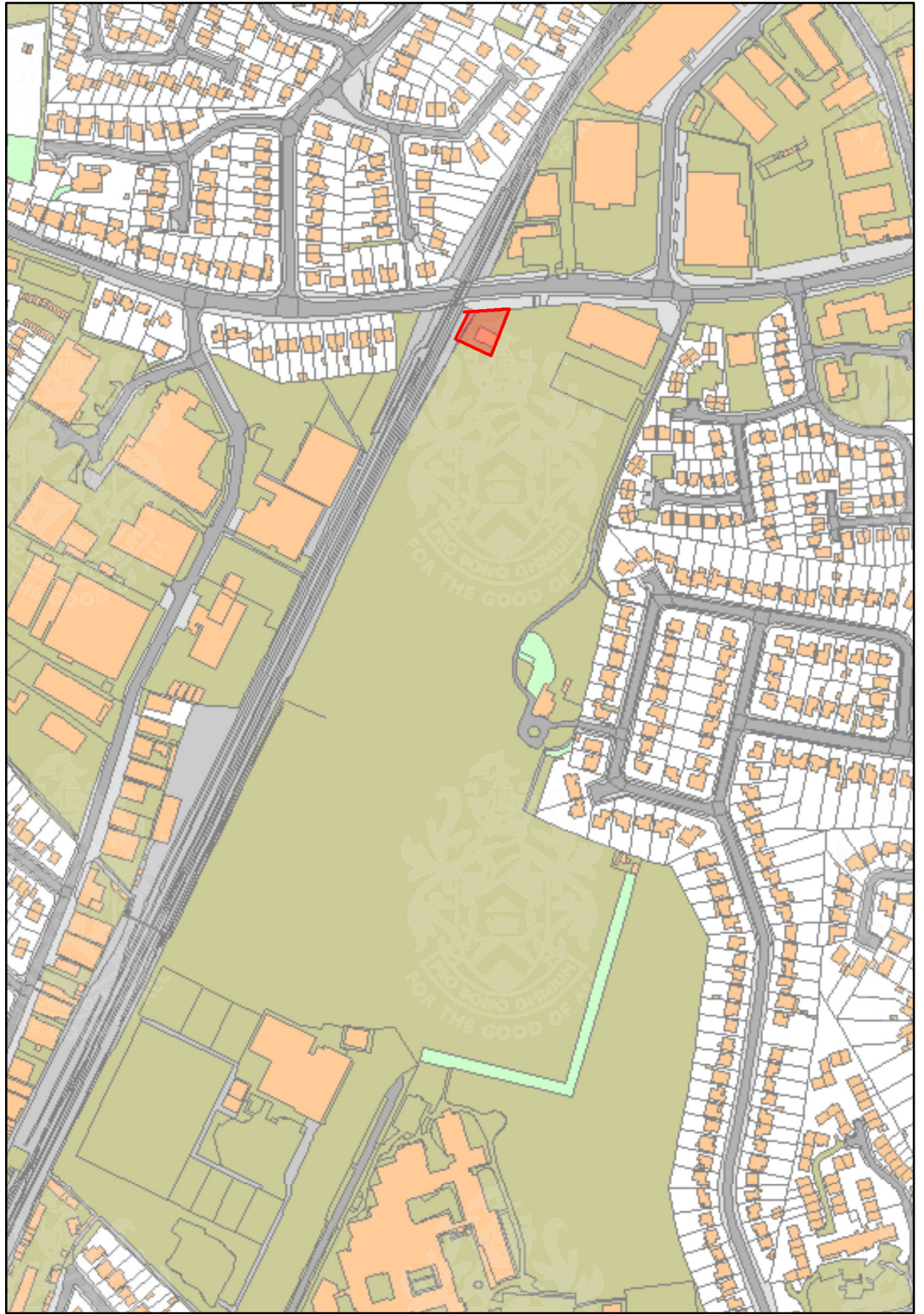
Appendix A – Location plan.

Appendix A

Tendring
District Council

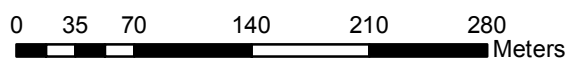


Legend



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Map Notes

Clacton Rugby Club

