

## CABINET

25 JANUARY 2012

### REPORT OF FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

#### A.8 RENEWAL OF LEASE, HAPPY VALLEY BOWLS CLUB, SLADBURYS LANE, HOLLAND-ON-SEA

##### PART 1 – KEY INFORMATION

###### PURPOSE OF THE REPORT

To seek approval for the renewal of the existing lease with The Trustees of Happy Valley Bowls Club for a new 21 year term for continued use as a Bowls Club. The site is edged bold on the attached Appendix A.

###### EXECUTIVE SUMMARY

The Trustees of Happy Valley Bowls Club are currently holding over on the 21 year lease which expired on 30 April 2010.

###### RECOMMENDATION(S)

**That Cabinet considers the details of the proposal and decides whether to progress with the renewal of the existing lease as set out in this report.**

##### 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

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 for the period up to the period 2015/2016. 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 little risk associated with the granting of the lease renewal as the tenant has been successfully operating the Club since the Lease commenced in 1989.

###### LEGAL

This action 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

### **Ward**

St Bartholomews

## **PART 3 – SUPPORTING INFORMATION**

### **BACKGROUND**

The Trustees of Happy Valley Bowls Club have been tenants of the Club since the current lease commenced on the 1 May 1989. During that time they have met the conditions of the lease.

### **CURRENT POSITION**

The current lease expired on the 30 April 2010 since when the club have been holding over. Entering into a new 21 year lease provides the security that the trustees seek in order to maintain the facility until at least 2031.

### **FURTHER HEADINGS RELEVANT TO THE REPORT**

None

### **BACKGROUND PAPERS FOR THE DECISION**

1. Heads of Terms schedule dated 14 April 2010 and signed by the tenant.

### **APPENDICES**

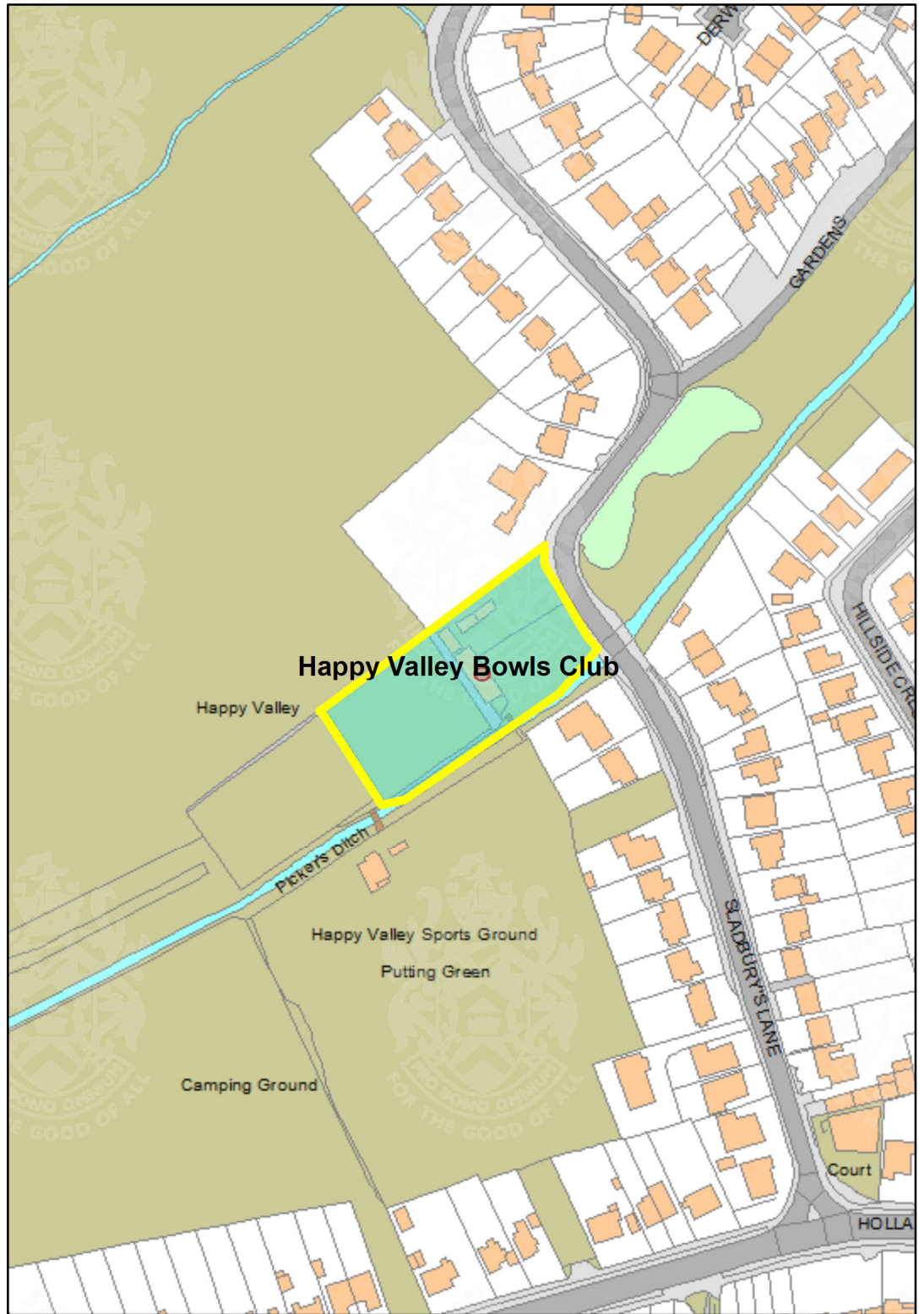
Appendix A – plan indicating location of Bowls Club

# Appendix A

Tendring  
District Council

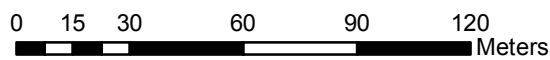


## Legend



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## Map Notes

Happy Valley Bows Club

