

Key Decision	No	Forward Plan	Yes
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CABINET

1 MARCH 2013

REPORT OF FINANCE AND ASSETS PORTFOLIO HOLDER

A.3 PROPOSED RENEWAL OF LEASE FOR LAND AT PARK PLAYING FIELD, FRINTON-ON-SEA WITH FRINTON BOWLS CLUB

(Report prepared by David Hall)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval for the renewal of the existing lease with The Trustees of Frinton on Sea 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

Frinton Bowls Club is currently holding over on the terms and conditions of their previous lease that expired on 30 April 2007.

RECOMMENDATION(S)

That Cabinet considers 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 the report in Part B of this agenda.

There is a decision to end the Council's Community Asset Rent Setting Off Scheme from 2015/16. The club have been made aware of this and informed that their rent would then revert to the market rent.

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 1986.

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

Hamford

PART 3 – SUPPORTING INFORMATION**BACKGROUND**

Frinton Bowls Club has been tenants since the commencement of the current lease in May 1986. During that time they have always met the conditions of the lease.

CURRENT POSITION

Frinton Bowls Club is currently holding over on a 21-year lease that expired on 30 April 2007. This lease was subject to an approved variation at 3 April 2006, which allowed them to surrender land occupied by an additional pavilion that was surplus to their requirements, and subsequently leased to the Scout Association.

Entering into a new 21 year lease provides the security that the trustees seek in order to maintain the facility for a further 21 years.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A – plan indicating location of Frinton Bowls Club