

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

4 OCTOBER 2013

REPORT OF FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

A.4 RENEWAL OF LEASE OF CLACTON RUGBY CLUB TO INCLUDE EASEMENT FOR LIGHTING OF 2 PITCHES AT VALLEY ROAD, CLACTON ON SEA, ESSEX
 (Report prepared by Andy White)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
To seek approval for the early renewal of the existing lease of the site, including an easement for lighting to two pitches adjacent Clacton Rugby Club. The site is shown edged red and coloured yellow on the attached plan at Appendix A.

EXECUTIVE SUMMARY
<ul style="list-style-type: none"> • The Trustees of Clacton Rugby Club hold a 42 year lease which expires on 30 August 2015. • The Club is seeking to extend the clubhouse and provide lighting to two pitches adjacent to such building and funding bodies have requested a longer security of tenure than the four years that remain on their existing lease. • On 27 January 2012 Cabinet approved the granting of a new lease to the Rugby Club. Although the terms negotiated included the extension and lighting proposed the plan and report did not fully represent these. • The early renewal of the lease including an extension and granting of an easement is in line with the terms has been negotiated and the Council's overall objectives.

RECOMMENDATION(S)
That Cabinet authorises the early renewal of the Club's lease, on terms previously approved but to include the area for the extension and a cable easement for lighting.

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
<p>Finance and other resources</p> <p>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.</p> <p>Risk</p> <p>The Trustees have operated the Club since 1973. Officers therefore consider that there is little risk associated with the early renewal of the lease.</p>

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. The lease is for 42 years and expires on 30 August 2015.

The Club is seeking to extend the clubhouse and provide lighting to two pitches adjacent to the building . Grant funding has been obtained but the funding bodies have requested a longer security of tenure than remains on the existing lease before releasing the funds.

On 27 January 2012 Cabinet approved the granting of a new lease to the Rugby Club. Although the terms negotiated by the Council's agents included the extension and lighting proposed, the plan and report did not fully represent these.

The early renewal of the lease including an extension and granting of an easement is in line with the terms has been negotiated and the Council's overall objectives.

CURRENT POSITION

Approval of the granting of the new lease including the additional area and easement for the lighting is sought. Otherwise terms will remain as previously approved.

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

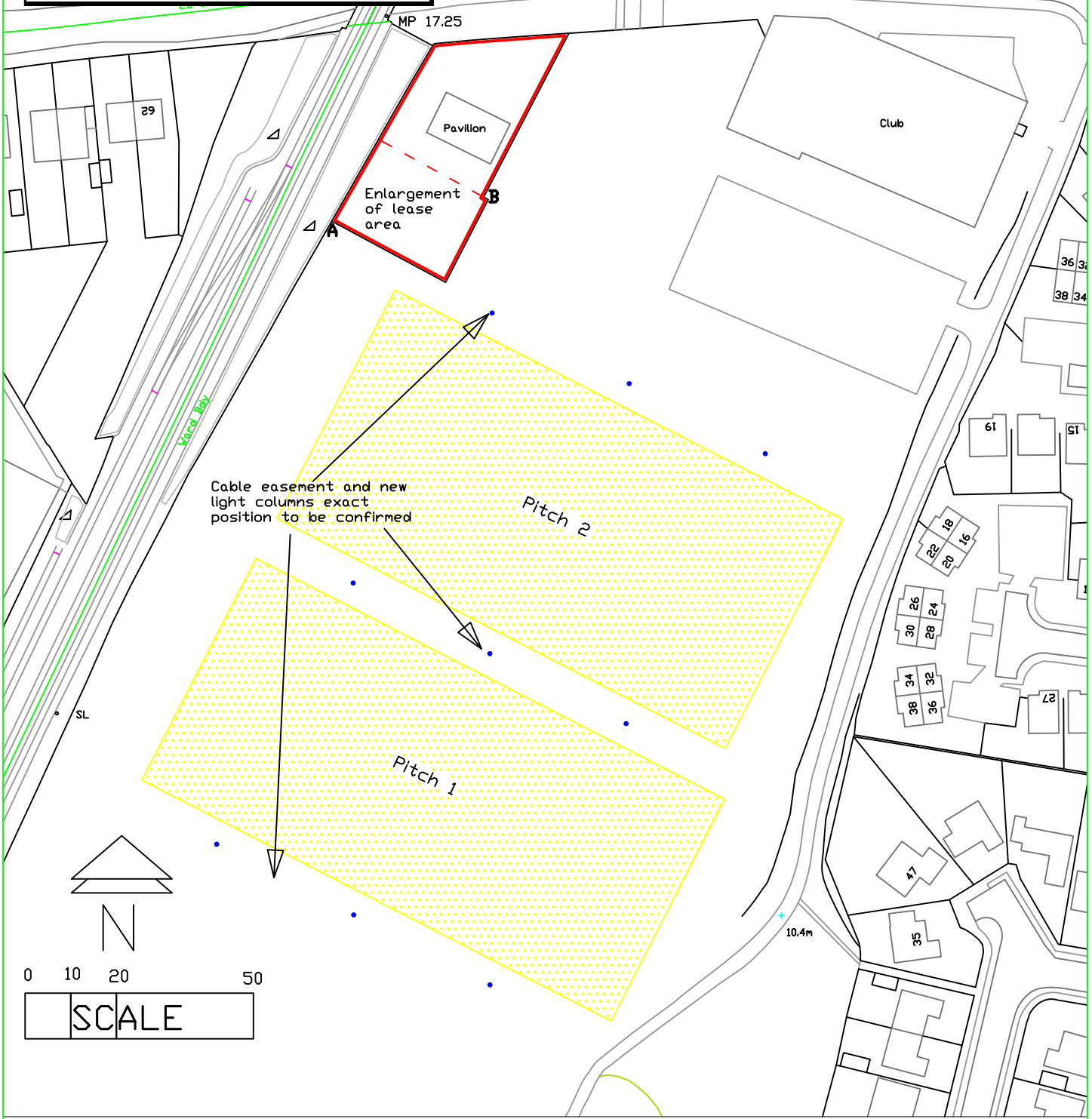
Appendix A – Location plan

Appendix B - Site Location Plans

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TENDRING DISTRICT COUNCIL LICENCE No 10018684 2005

Ambulance Station

El Sub Sta



Rev A 17 July 13. ARW. Notes and existing lease extent added

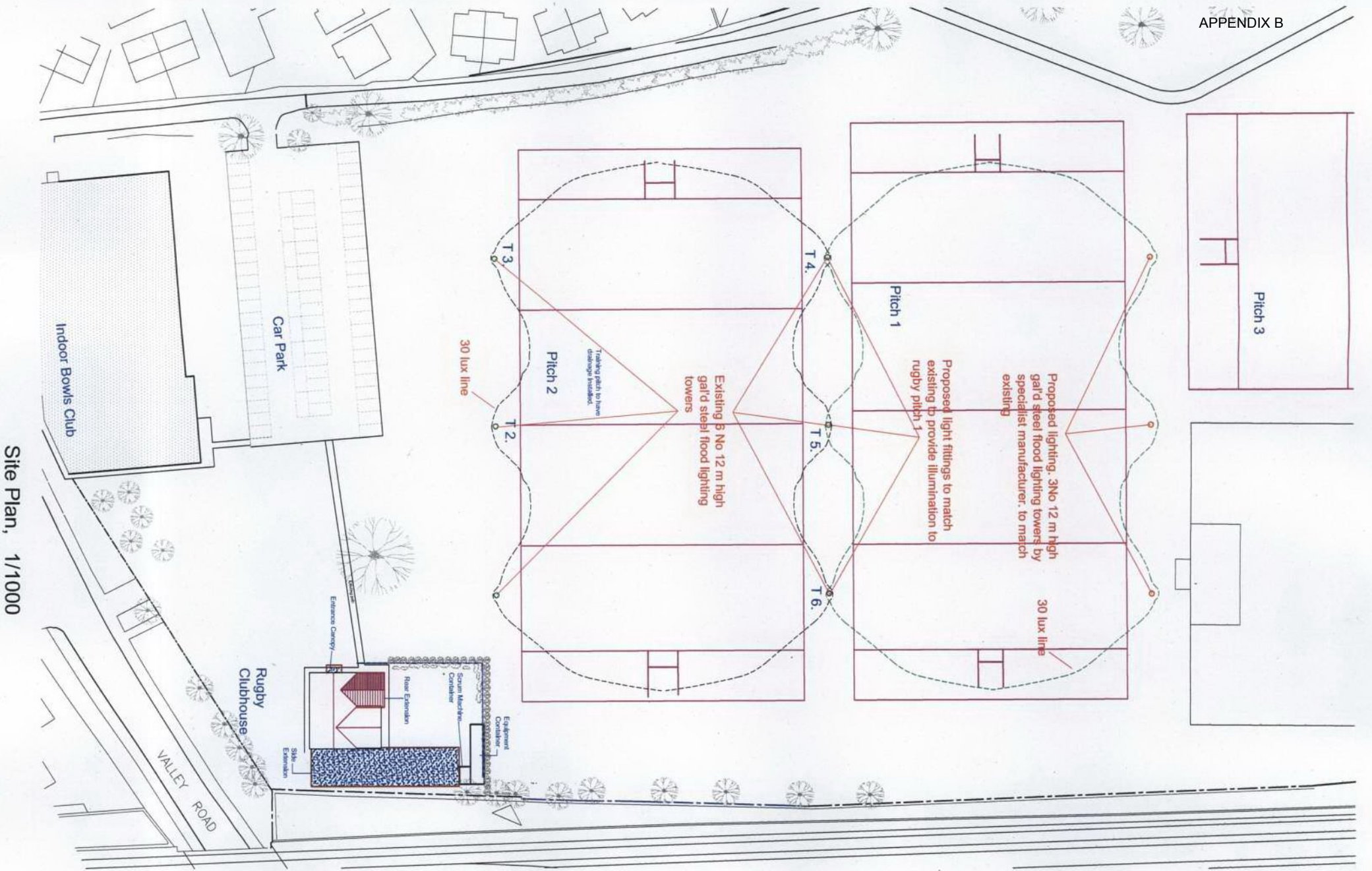
TENDRING DISTRICT COUNCIL

M. KNAPPETT
BA(hons). DMS. MCIH.
STRATEGIC DIRECTOR: CORPORATE SERVICES

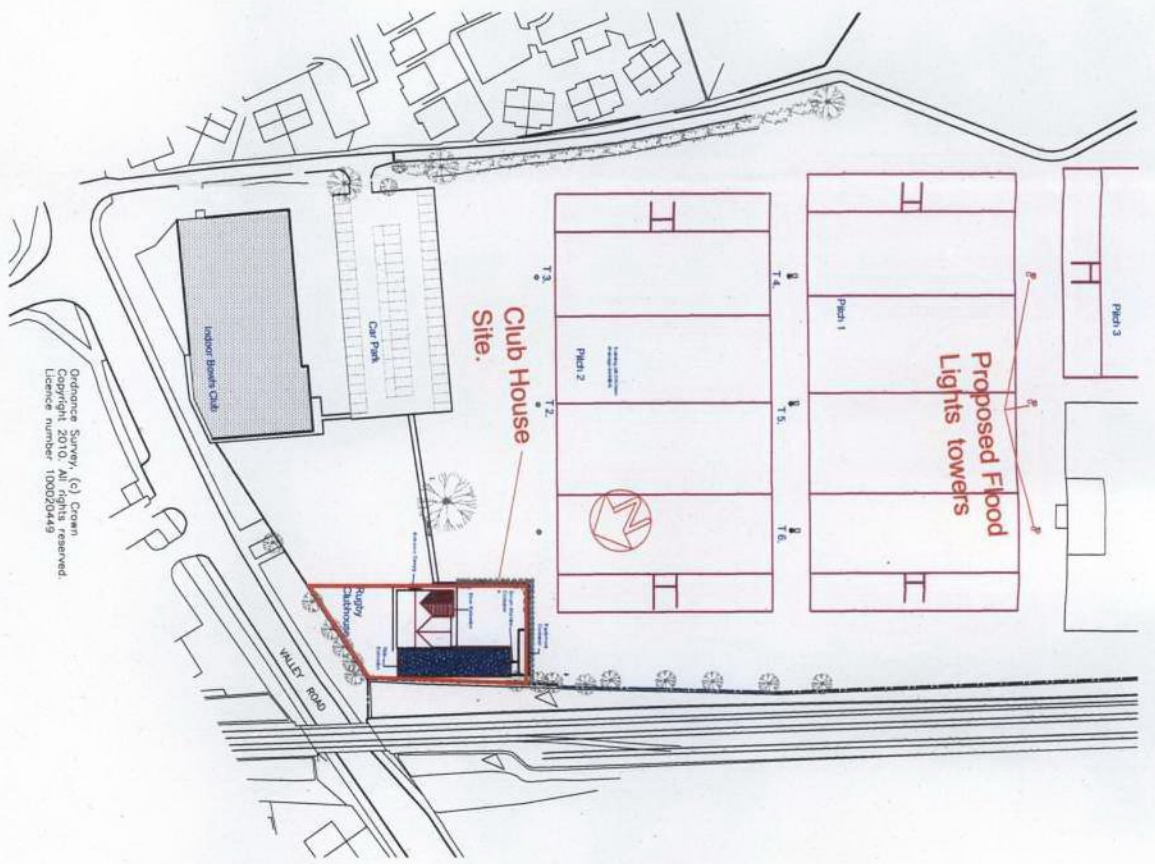
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drawing: LEASE PLAN

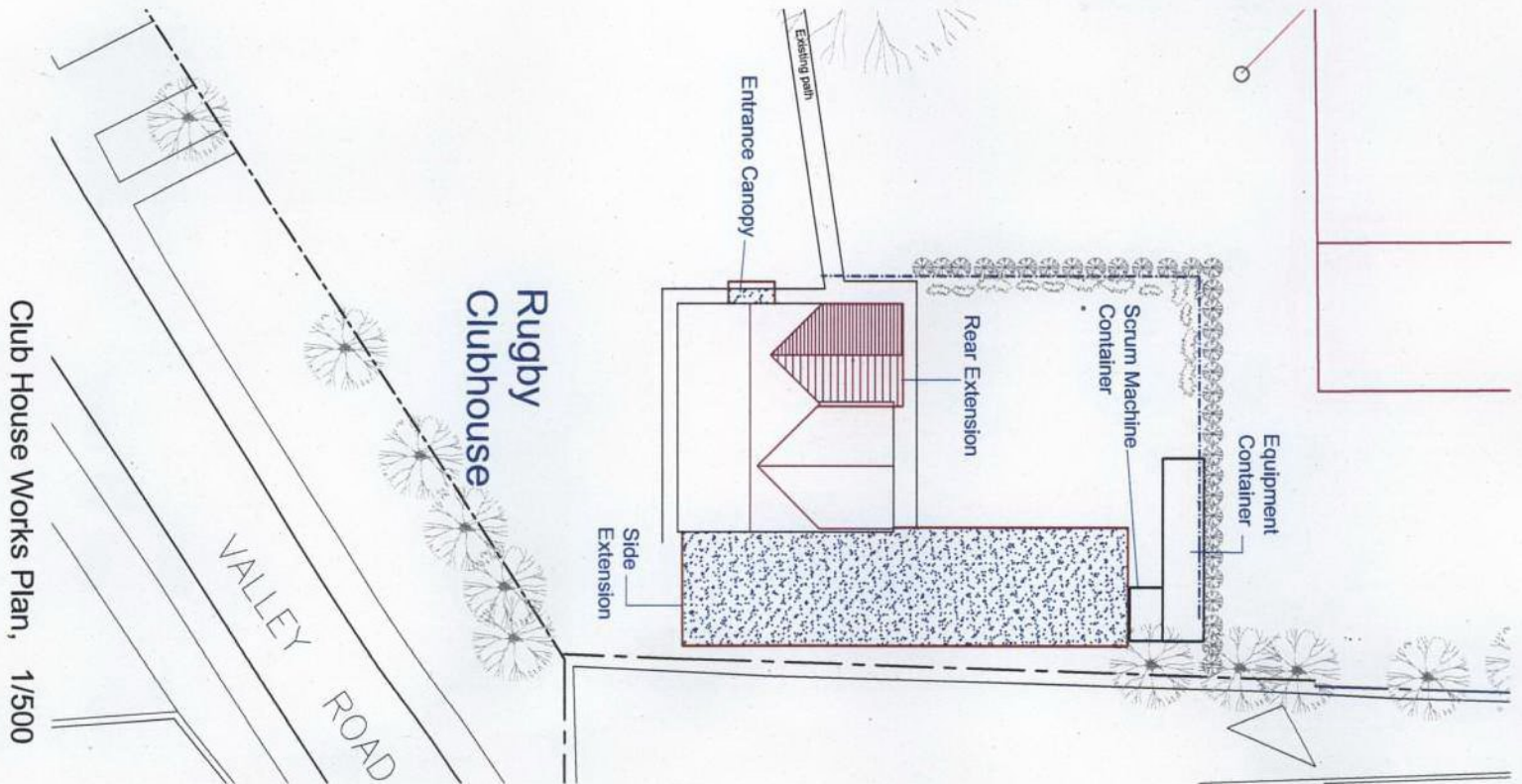
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Site Plan, 1/1000



Location Plan, 1/2000



Club House Works Plan, 1/500

Club House Extensions, Alterations and Additional Flood Lighting. Clacton Rugby Club, Valley Road, Clacton. CO15 6NA.
dwg 1.

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Drawing Number		Date	
4600C-1		26-06-12	
Scales as shown		Original A3	