

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

24 JANUARY 2014

REPORT OF THE FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

A.7 NEW LEASE FOR THE CLACTON LADIES FOOTBALL CLUB

(Report prepared by Aileen Middleton)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek Cabinet's approval to the principle of a new lease of the changing rooms at the Knox Road playing fields to Clacton Ladies Football Club.

EXECUTIVE SUMMARY

The Council owns the freehold of a former changing pavilion building which has fallen into a state of disrepair.

The Clacton Ladies Football Club (CLFC) would like to take a lease of the building to enable them to repair and improve it.

It is proposed that they will have exclusivity over the changing rooms but not the playing fields.

RECOMMENDATIONS

That Cabinet authorise the principle of granting a new lease. The terms will be considered in a report in Part B of this agenda.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The facilitation of this new lease will contribute to the following Council priorities:

- Reducing health inequalities and disadvantage.
- Promoting healthy lifestyle and activity in the area.
- Regenerating the District and improving deprived areas.
- Promoting and maintaining a low crime area through diversionary activity.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The details of this are contained in the Part B of this agenda.

Risk

If no lease is granted the changing rooms could fall into further disrepair. A permanent base would contribute to the ability of the Club to continue.

LEGAL

Section 123(1) Local Government Act 1972 indicates that, a local authority may dispose of land held by it in any way it wishes so long as (section 123 (2)) the land is disposed for a consideration not less than the best that can reasonably be obtained.

The General Disposal Consent Order (England) 2003 gives consent for disposal at below best consideration reasonably obtainable provided that the undervalue is less than £2m and the proposal enhances the environmental economic and social wellbeing of the area.

Section 123(2A) Local Government Act 1972 indicates that, a local authority may not dispose of land held by it without advertising its intention to do so in the local press.

In this case the value negotiated by the agents is considered to be best consideration.

In coming to decisions in relation to management of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the district.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of Crime and Disorder, Equality and Diversity, Health Inequalities, Consultation/Public Engagement and Wards; and any significant issues are set out below.

None

Ward

St Mary's

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Knox Road changing rooms are currently the responsibility of the Council. They have fallen into some disrepair and form a very poor quality facility. CLFC have requested a lease of the building to enable them to store equipment and to have a regular training and playing base in the town.

They are not requesting exclusive rights over the playing fields.

They propose to seek grants and other third party support in order to allow them to repair and improve the building. They have already made progress towards securing this support.

CURRENT POSITION

The CLFC have no base at present and are keen to make the Knox Road site their permanent base. Further details on the terms of the lease will be contained in Part B of this agenda once the details have been negotiated.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION
None

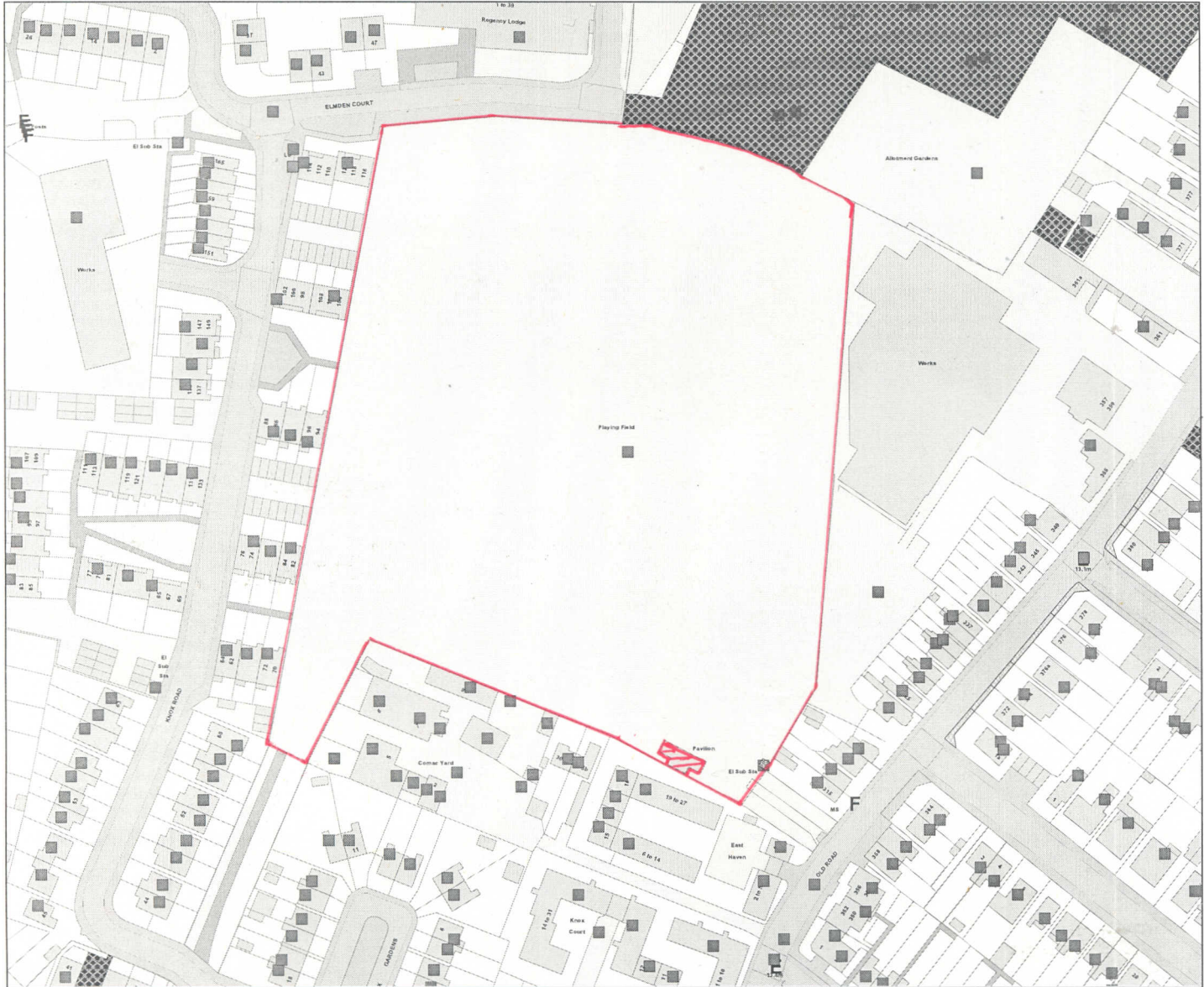
APPENDICES
<ul style="list-style-type: none">• Appendix A – Plan of the Knox Road playing fields with the changing rooms edged in red.

Not Set

Not Set



GIS by ESRI (UK)



Legend

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Department	Legal and Admin Services
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