

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

CABINET

REPORT OF THE REGENERATION, INWARD INVESTMENT AND ASSET MANAGEMENT PORTFOLIO HOLDER

9 MAY 2014

A.1 NEW LEASE FOR THE FRINTON AND WALTON YOUTH FOOTBALL CLUB (Report prepared by Aileen Middleton)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of a new lease of the Pavilion at the Frinton Park Playing Fields to the Frinton and Walton Youth Football Club (FWYFC).

EXECUTIVE SUMMARY

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

The FWYFC would like to take a lease of the building to enable the Football Club to repair and improve it.

It is proposed that FWYFC will have exclusivity over the Pavilion but not the playing fields.

RECOMMENDATIONS

That Cabinet authorises the principle of granting a new lease, the terms of which, 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 pavilion could fall into further disrepair. A permanent base would contribute to the ability of the Club to continue.

LEGAL

Section 123(1) of the 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 well-being of the area.

Section 123(2A) of the 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 no disposal of open space is proposed and it is proposed to use the discretionary power under the General Disposal Consent Order (England) 2003 to grant a lease, at an initial rent lower than best consideration, in order to recognise the Club's investment in bringing the site up to a usable condition and the environmental and social benefits of that work.

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 the 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

Hamford

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Frinton Park Playing Field pavilion is currently the responsibility of the Council. It has fallen into some disrepair and forms a very poor quality facility. FWYFC has requested a lease of the building to enable the Football Club to store equipment and to have a regular training and playing base in the town.

The Football Club is not requesting exclusive rights over the playing fields.

The Football Club proposes 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 FWYFC has no base at present and is keen to make the Frinton Park playing fields site its permanent base. Further details on the terms of the lease are contained in Part B of this agenda.

FURTHER HEADINGS RELEVANT TO THE REPORT
--

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

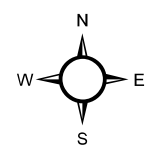
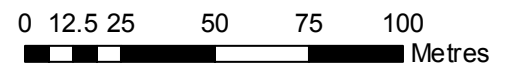
Appendix A – Plan of the Frinton Park playing fields (with the pavilion edged in red).

Legend
Legend



Date: 20/03/2014

Scale: 1:2,000



Author:

Map Notes