

NON-KEY DECISION: REPORT TO CABINET MEMBER

DECISION TO BE TAKEN BY: Councillor Kelham Cooke – The Deputy
Leader of the Council

REPORT AUTHOR: Lianne Smith
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REPORT NO. PD0094

DATE: 9 November 2018

SUBJECT OF NON KEY DECISION:	Approval of a New Lease with Stamford Cricket Club, Uffington Road, Stamford.
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CABINET MEMBER REMIT	Council Assets	
CRIME AND DISORDER IMPLICATIONS:	Isolated or infrequently used areas may be vandalised, or subject to anti-social behaviour or unauthorised occupation.	
FREEDOM OF INFORMATION ACT IMPLICATIONS:	This report is publicly available on the Council's website www.southkesteven.gov.uk via the Your Council and Democracy link	
INITIAL EQUALITY IMPACT ASSESSMENT	Carried out and appended to report? n/a	Full impact assessment required? n/a
BACKGROUND PAPERS:	None	

(1) PURPOSE OF REPORT

1.1 The purpose of the report is to set out the proposed new lease terms with Stamford Town Cricket Club relating to the use of the land at Uffington Road which includes the full use of the pavilion edged red on the attached plan at Appendix A and granting shared use of the changing rooms edged blue on the attached plan at Appendix A with the Football Club. The proposal is for the grant of a lease of the Property for a period of 25 years.

(2) RECOMMENDATION

2.1 It is recommended that the Cabinet Member approve the grant of a new lease to Stamford Town Cricket Club (the Tenant) of the Property shown edged red on the plan attached to this report (the Property) for 25 years.

(3) REASONS FOR RECOMMENDATION(S)

3.1 The freehold of the Property is owned by the District Council and has a variety of leisure uses located upon it. The Stamford Town Cricket Club have occupied the Property since 1989. The site entrance is via Uffington Road, Stamford.

3.2 Stamford Town Cricket Club currently occupy the Property on the terms of a 25-year lease expired. It is proposed that the area edged red shown at Appendix A which is known as the Stamford Town Cricket Club Pavilion will be let to the Tenant and the area highlighted blue will be a shared area between the Tenant and Stamford Football Club, which includes the changing rooms forming part of the pavilion and access road into the car park.

3.3 The Tenant will be responsible for the internal repair and external decoration of the area highlighted in red and green as shown at Appendix B and the District Council will be responsible for the internal repair to the changing rooms within the pavilion, highlighted green. The District Council will be responsible for keeping the main pavilion edged green wind and watertight.

3.4 Pitch hire will be charged separately at the appropriate level based on the fees and charges for Outdoor Recreation, which includes letting and marking out.

3.5 There have been no known management issues arising from the cricket clubs existing lease and use of property.

3.6 The proposed lease would be for a term of 25 years with the existing Stamford Town Cricket Club and contracted out of the Landlord and Tenant Act 1954 Part II. The lease is proposed at a rental value of £1pa and has a social value to the local community.

3.7 The Stamford Town Cricket Club would at its own cost, obtain, carry out, and undertake all necessary permissions for the works associated with their demised and usable area.

(4) COMMENTS OF FINANCIAL SERVICES

4.1 It is proposed to lease the asset at a nominal consideration at £1 per annum and the lessee will be responsible for the maintenance of the asset throughout the period of the 25 year lease.

4.2 It is important to ensure this obligation is routinely monitored in order to ensure the condition of the asset is maintained.

(5) COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

5.1 The District Council may dispose of its property by way of a lease in accordance with s.123 of the LGA.

(6) COMMENTS OF WARD MEMBERS

6.1 What is proposed is supported and approved by Councillor Matthew Lee, the Leader of the Council and Ward Member for Stamford St. Mary's.

(7) OFFICER CONTACT

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(8) DATE DECISION EFFECTIVE:

If the decision is taken on 19 November date effective will be 28 November 2018.