

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 10 July 2017

Portfolio:	Policy and Resources
Subject:	Lease of Tennis Court at Burridge to the 1st Sarisbury Scout Group
Report of:	Director of Finance and Resources
Strategy/Policy:	Asset Management Plan
Corporate Objective:	A Dynamic, prudent and progressive Council

Purpose:

To receive a report on the heads of terms agreed with the 1st Sarisbury Scout Group for a lease of a tennis court adjacent to the Burridge Village Hall on which they will provide their new scout hut.

Executive summary:

The 1st Sarisbury Scout Group were previously resident in the former Coldeast Hospital Community Hall but vacated the property when it became dilapidated. The Group moved to Burridge Village Hall where they hire the facilities two nights a week and also have a container on the site which they use to store their equipment.

Since vacating the Coldeast Community Hall, the group have been looking for a permanent home. Consideration was given to incorporating a scout hall into the plans for sports changing facilities on Coldeast when proposals were being developed for the new Holly Hill Leisure Centre. However, the group were unable to raise sufficient funds and so the project was not progressed.

The site of a tennis court adjacent to Burridge Village Hall has been identified, subject to planning, for the location of a permanent home for the scouts. The Executive briefing paper sets out the heads of terms agreed with the scouts for a lease of the tennis court on which they will provide their new scout hut.

Recommendation/Recommended Option:

It is recommended that the Executive agrees the Heads of Terms, as set out in the briefing paper, for a lease of the tennis court adjacent to the Burridge Village Hall for the location of a scout hut which will become the permanent home of the 1st Sarisbury Scout Group.

Reason:

To obtain the approval of the Executive to the heads of terms agreed with the 1st Sarisbury Scout Group for a lease of a tennis court adjacent to the Burr ridge Village Hall for the location of their permanent home.

Cost of proposals:

The Council will receive a ground rent for the lease of the tennis court site.

Appendices:

Appendix A: Site Plan

Background papers:**Reference papers:**

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Executive Briefing Paper

Date:	10 July 2017
Subject:	Lease of Tennis Court at Burrige to the 1 st Sarisbury Scout Group
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. The briefing paper sets out the heads of terms agreed with the 1st Sarisbury Scout Group for a lease of a tennis court adjacent to the Burrige Village Hall on which they will provide their new scout hut.

BACKGROUND

2. The 1st Sarisbury Scout Group were previously resident in the former Coldeast Hospital Community Hall but vacated the property when it became dilapidated. The Group moved to Burrige Village Hall where they hire the facilities two nights a week and also have a container on the site which they use to store their equipment.
3. Since vacating the Coldeast Hospital Community Hall, the group have been looking for a permanent home. Consideration was given to incorporating a scout hall into the plans for sports changing facilities on Coldeast when proposals were being developed for the new Holly Hill Leisure Centre. However, the group was unable to raise sufficient funds and so the project was not progressed.
4. The site of a tennis court (northern court) adjacent to Burrige Village Hall has been identified, subject to planning, for the location of a scout hut which will be the permanent home of the 1st Sarisbury Scout Group. The courts are available for general public use and the anecdotal evidence the Council has is that current demand can be accommodated with just the one court with the one nearest the Burrige Village Hall (southern court) being the preference as it is in better condition. The Burrige Residents Association has been consulted about the loss of one tennis court and raised no particular concerns.
5. The Executive briefing paper sets out below the terms agreed with the scouts for a lease of the tennis court.

LEASE HEADS OF TERMS

6. The heads of terms agreed with the 1st Sarisbury Scout Group are as follows;
- a) The Council to lease to the Scout Association Trust (SAT) on behalf of the 1st Sarisbury Scout Group the site of a disused tennis court adjacent to Burrige Village Hall and as shown for identification purposes only coloured red on the plan attached to this report as Appendix A. The approx. area is 661 sq. m. (7,115 sq. ft.)
 - b) The Lease to be for a term of 25 years from a date to be agreed.
 - c) The ground rent for the first 5 years to be £500 pa payable quarterly in advance. The rent from year 5 until the end of the term to be £1,000 pa subject to Retail Price Index increases every 5 years.
 - d) The use of the site is restricted to the construction of a building to be occupied by the 1st Sarisbury Scouts.
 - e) The SAT to be responsible for all construction costs, internal and external repairs and maintenance of the building, fencing and any paths provided by SAT to facilitate pedestrian access to the site.
 - f) The SAT to be responsible for all costs associated with bringing services to the site and connection to the building.
 - g) The Council to grant as required pedestrian access rights to the site across land within its control. SAT to obtain all other access rights required across the Lane to the north in the ownership of the National Trust.
 - h) The SAT must ensure the building is DDA compliant.
 - i) All works to the site to be approved by the Council.
 - j) The SAT to keep the site free from weeds and litter.
 - k) The SAT to be responsible for properly insuring the building and providing public indemnity insurance for a sum agreed with the Council.
 - l) The SAT to be responsible for the payment of rates and all other outgoings.
 - m) The SAT to be responsible for obtaining planning permission for the building to be erected and to meet all requirements of the permission once granted e.g. (opening hours, days of use, car parking, cycle storage etc.).
 - n) The SAT must ensure the use of the building does not cause a nuisance to nearby property.
 - o) The SAT will not be able to sublet the building or assign the benefit of the lease.
 - p) The hiring of rooms for scout related activities will be permitted. Any non-scouting use to be approved by the Burrige Village Hall committee, in advance with their consent not to be unreasonably withheld.

- q) Both parties to bear their own legal costs incurred in drafting the lease.
- r) The Lease to contain such other terms and conditions as recommended by the Southampton & Fareham Legal Services Partnership to protect the interests of the Council.

FINANCIAL IMPLICATIONS

- 7. The Council will receive a ground rent from the lease of the tennis court to the 1st Sarisbury Scout Group as set out in paragraph 6 c) above.

CONCLUSION

- 8. The briefing paper sets out the heads of terms agreed with the 1st Sarisbury Scout Group for a lease of a tennis court adjacent to the Burr ridge Village Hall on which they will provide their new scout hut. The terms are recommended to the Executive for approval.

Enquiries:

For further information on this report please contact Grahame Lloyd (Ext 4320)