

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

DECISION

Agenda Item No.

meeting date: TUESDAY, 15 JANUARY 2013
title: LEASE ARRANGEMENTS AT LANGHO FOOTBALL CLUB
submitted by: JOHN HEAP – DIRECTOR OF COMMUNITY SERVICES
principal author: CHRIS HUGHES – HEAD OF CULTURAL AND LEISURE SERVICES

1 PURPOSE

- 1.1 To ask Committee to consider extending Leases on the Northcote Road and the Rydings sites to enable the club to apply for external funding.
- 1.2 Relevance to the Council's ambitions and priorities:
 - Community Objectives – To make peoples lives safer and healthier.
 - Corporate Priorities – None identified.
 - Other Considerations – None identified.

2 BACKGROUND

- 2.1 The Club was formed around 30 years ago when it leased land from the Council at the front of the Rydings. Since then the Club have developed the site to include 1 senior and 2 junior pitches, clubhouse and car park. More recently they have been given planning permission to construct a small synthetic pitch on the site.
- 2.2 A second piece of land off Northcote Road, was added to provide 2 further pitches and associated changing.
- 2.3 The Club now has around 280 members and runs 23 teams of various age groups from under 6's to adults.

3 CURRENT SITUATION

- 3.1 The Club have identified the need to carry out extensive drainage works to the pitches as they have been experiencing difficulties in recent years. The state of the pitches has been particularly bad over the last 12 months, resulting in many cancelled fixtures and the additional costs of hiring pitches elsewhere.
- 3.2 In addition their desire to build a synthetic training surface, along with improvements to changing rooms on the Northcote Road site, means that they will need in the region of £250,000 to achieve all the improvements they have identified.
- 3.3 Although they have already begun a series of fund raising activities within the Club they recognise that a significant amount of external funding will be required and the works will need to be phased over a number of years.

4 ISSUES

- 4.1 External funding bodies expect a security of tenure from applicants, particularly for larger grants. In the case of Sport England, the most likely funding source, they would expect applicants to have at least a 25 year lease if the applicant does not own the land.

4.2 The current Langho Leases are as follows:

The Rydings –

Plot 1 – 20 years from 1999

Plot 2 – 17 years from 2002

Northcote Road –

25 years from 2010

4.3 In order to give the Club security at tenure and a reasonable timescale to make external funding application, they would probably need all 3 Leases extending so they had 30 years to run from now. This would therefore mean the following extensions:

The Rydings –

Plot 1 – 23 years

Plot 2 – 23 years

Northcote Road –

7 years

5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications:

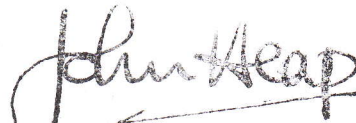
- Resources – There are no direct implications and it is assigned that any rental arrangements would be carried forward into the extended Leases.
- Technical, Environmental and Legal – formal agreement is required to extend the Leases.
- Political – The Club supports the role of the Council in providing sport and recreation opportunities for young people.
- Reputation – the Club provide an important service to the local community.
- Equality and Diversity – None identified.

5 RECOMMENDED THAT COMMITTEE

5.1 Consider granting an extension to the 3 Leases, outlined in 4.3 of the report.



CHRIS HUGHES
HEAD OF CULTURAL & LEISURE SERVICES



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

None.

For further information please ask for Chris Hughes, extension 4479.

REF: CH/CMS/COMMUNITY/150112