

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No.

meeting date: 10th MARCH 2015
title: LEASES FOR SABDEN PARISH COUNCIL
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: MARK BEVERIDGE

1 PURPOSE

1.1 To update members on the negotiations to renew 2 leases. These currently provide for the Bowling and Football clubs in Sabden, to offer the opportunity for members of the community to participate in their chosen activity. The land itself which RVBC owns is leased to Sabden Parish Council which in turn leases the land to the clubs for them to use.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To sustain a strong and prosperous Ribble Valley
- Corporate Priorities - To help make people's lives safer and healthier

2 BACKGROUND

2.1 Sabden Bowling Club is a well-established club which has a loyal following in the village. The current lease has been in place for 25 years; it was set at £50 p.a. at the outset, in 1990 and has not changed since. The land owned by RVBC and leased by the club from the Parish Council, has been improved during that time by the club to provide a fine turf surface for playing on and a club house for members to use. The club is again seeking a 25 year lease from the Parish Council. The leased area is approximately 1 acre.

2.2 Sabden Football club is also well established in the village and operates 1 senior team and is currently trying to establish a ladies team. The members of the club maintain the land on which they play, including the changing facility. Their lease has generally been for a period of 6 years and the same length of lease is sought again, they currently pay £636.95 pa, which has been increased annually by inflation over the life of the leases they have held. The leased area is approximately 2 acres.

2.3 The Council is obliged to try and obtain the best value for tax payers in respect of the assets it has available, although members can take into account the social benefit gained from the activities these clubs provide.

3 ISSUES

3.1 The 87 members (6 junior, 25 social and 56 full) of the Bowling Club pay an annual subscription which contributes to running costs of the club. Other income is generated from fund raising activities; match fees, as well as seeking grant funding as necessary.

- 3.3 On the basis that the area leased to the Bowling Club is half of the football club, it would be reasonable to expect a lease figure of half the football sum. That would make it £324 p.a. for the forthcoming year. However given the current lease sum it is proposed that such a sum adjusted for inflation is achieved by the end of year 5 when the lease would be reviewed, rather than charge the higher sum immediately and a lower sum is agreed for the forthcoming year.
- 3.4 The Football Club has between around 50 members of which 28 are currently playing members. Each playing member pays a fee to play and then per match. The cost of running the club include the lease is higher than the income from fees, the balance is made up from fund raising efforts by the club.
- 3.5 The lease sum for the football club is proposed to remain as it is with the annual application of inflation to the figure, which will make the new lease commence at £644.00 p.a.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications
- Resources – There is no current valuation for either lease, the cost of getting a District Valuer to provide this would be in the order of £1,000. Which is not seen as value for money in this instance
 - Technical, Environmental and Legal – The Bowling Club Lease would have a 5 year review built into it
 - Reputation – members need to consider the role of both clubs in the community against the ability to generate income from the asset they use

5 RECOMMENDED THAT COMMITTEE

- 5.1 Delegate the Director of Community Services to complete the negotiation of the leases and sign them both.
- 5.2 Committee provide an indication of the starting annual sum for the Bowling Club lease from which it will rise over the course of 5 years.

MARK BEVERIDGE
HEAD OF CULTURAL AND LEISURE SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

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For further information please ask for Mark Beveridge, extension 4479.