

**CABINET
15TH JULY 2014**

**DIRECTORATE OF COMMUNITY
AND ENVIRONMENT
HEAD OF COMMUNITY'S REPORT NO. COMM1414**

FARNBOROUGH LAWN TENNIS CLUB - LEASE

INTRODUCTION

- This paper seeks approval for the Solicitor to the Council to vary the lease with the Farnborough Lawn Tennis Club to enable them to secure £50,000 from Sport England towards the extension of their pavilion.
- The Club, located on the Oak Farm Playing Fields has a lease with the Council up to 2035. They have a membership of 150, which is increasing, with more adults and juniors playing tennis.
- The Club has planning permission to extend its pavilion from 92 sqm to 197 sqm to accommodate a greater number of social activities, additional league table matches, and provide mini- tennis sessions during winter months.
- It is standard practice for external funders to require a minimum period of security of tenure when offering funding to clubs. Whilst the clubs lease is of sufficient length, Sport England has also requested, "the suspension for seven years of the Club's right to terminate the Lease early". This would provide Sport England with an assurance of the Club's intention to deliver its proposed activities during this time.

STRATEGIC OBJECTIVES

- The Club is adjacent the Cherrywood Ward which is a priority neighbourhood. They are one of a number of local sporting organisations delivering a wide range of recreational activities, which support the Community Safety, Health and Well-being and Neighbourhood Renewal Plans.

FINANCIAL IMPLICATIONS

- The extension to the pavilion will cost around £110,000 and the Club has been awarded £50,000 from Sport England. The club will allocate £20,000 from their own funds and the Council has set aside £40,000 of Section 106 in the Council's 2014/15 Capital Programme.

- The Club also receives 100% rent relief and are currently exempt under the Government's small business rates relief scheme. With the extension and if the small business rates relief scheme is withdrawn their rates will increase to £2500. If this Council provides 100% rate relief it would cost us £1,000 per annum. If the small business rates relief scheme continues and we provide 100% relief, it will cost the Council £500 per annum.
- It is proposed that following the extension that this Council continue to offer 100% rent and rate relief given the invaluable contribution made to improve the quality of people's lives in an area with pockets of relative multiple deprivation, particularly linked to poor health.

RECOMMENDATION

- The Cabinet is recommended to authorise the Solicitor to the Council to vary the Club's lease as indicated above.

Peter Amies
Head of Community