

Decision under Delegated Powers

Loughborough Town Cricket Club – Lease renewal and part disposal

Officer Requesting Decision (if necessary)

Sheetal Shah – Senior Property and Asset Officer

Officer Making the Decision

Ian Browne – Head of Assets and Property

Recommendations

1. An FRI lease is granted to Loughborough Town Cricket club for the use of land off Park Road, Loughborough for a term of 100 years (plan of the area to be demised is enclosed)
2. The freehold sale of the former allotment land (sold as seen) to the Loughborough Cricket Club is agreed subject to restrictions* (plan of the land is enclosed)

Reasons

- 1&2. The previous lease with Loughborough Town Cricket Club has recently expired. The cricket club have requested to renew their lease as the club wishes to continue to provide and promote the playing of cricket. The longer lease term will also provide more prospects for the club to apply for and secure grant funding from sporting bodies to support improving facilities on site.

It also promotes the council's objective to support its residents by providing high quality leisure and sports activities to improve wellbeing.

The former allotment land was included within the lease demise of the expired lease. The land was included to enable to the cricket club to manage the land and provide the option to use it for allotment purposes. The cricket club promoted the land for allotment purposes for several years however due to the proximity of the playing of cricket, the crops were often damaged as a result. The land has therefore not been used for allotment purposes for several years and has been left unmaintained.

As far as the council are aware, there has been no requests from residents to use this area again for the provision of allotments.

The cricket club wish purchase the land to promote health and wellbeing for the residents by developing the site into a multi-games

use. The sale will be subject to restrictive covenant preventing any other use. The club are aware that the land will be sold as seen, and it will be the clubs responsibility to obtain any necessary consents for the prospective use.

Legal have reviewed the statutory regulations around allotments and upon investigation this site doesn't meet the requirement to obtain secretary of state approval for disposal.

The council have complied with the requirement under section 123 of the Local Government Act 1972 for the disposal of open space land. An advert was placed in the local newspaper for two consecutive weeks inviting comment and objections to the intended sale. No objections were received.

Authority for Decision

In the council's Constitution, Chapter 8 Scheme of Delegation to Officers, 8.3 Delegation of executive Functions P23. "Delegation to the Head of Assets & Property," para 5, 9* & para 10** respectively, the delegation falls to the decision maker.

* To renew, terminate and vary leases.

**To enter licences and grants of other rights over land where Heads of Service consider the land is of insignificant current or foreseeable use to the Council or would not suffer significant detriment from the grants of rights and the value is under £50,000 (capital) or £40,000 per annum (periodic payment).

** To approve land and property disposals where the freehold value is £100,000 or less.

Decision and Date

Approved



20 June 2023

Background

As above

Comments from HR

Not applicable.

Financial Implications

A rent of £900 per annum subject to rent reviews has been agreed for the lease and the freehold sale of the land has been agreed at £10,000.

The value of the freehold sale has been determined by a chartered surveyor.

Risk management

No specific financial risks have been identified with this report.

Key decision: No