

HULLBRIDGE SPORTS AND SOCIAL CLUB - NEW LEASE

1 SUMMARY

- 1.1 The purpose of this report is to seek Members' agreement to a request received from Hullbridge Sports and Social Club, for a new lease for the land at Lower Road, Hullbridge, where their club is located.

2 INTRODUCTION

- 2.1 A letter was received by the Council from the Chairman of Hullbridge Sports and Social Club, outlining a request to apply for a new lease for their facilities at Lower Road, Hullbridge.
- 2.2 Their current lease commenced on 17 September 1980 for a term of 28 years and therefore is not due to expire until September 2008. However, they are endeavouring to carry out improvements to their facilities but are having external funding applications refused, due to the requirement for a minimum of 10 years to be remaining on the club lease.

3 CLUB BACKGROUND

- 3.1 The club has been based at its current location for nearly 24 years and has developed a range of activities in which members can take part. These include sporting activities such as football (mini, youth and senior), cricket, table tennis and netball.
- 3.2 In each of the above mentioned sports, there are representative teams that play in the local leagues, in addition to offering coaching sessions for the younger age groups.
- 3.3 There are also a range of other activities that take place in the club house, including short mat bowls, bingo, darts, pool and social functions.
- 3.4 Currently there are approx. 400 adult members and over 250 children taking part in the various activities/teams. All the coaches for the youth football teams are football association qualified and have been officially "cleared" to work with children. The club also has a designated Child Protection Officer.
- 3.5 The club is operated by its members, including an overall management committee, backed up by additional committee's for each individual activity. The licensed bar is again operated by members on a rotational basis, with the club's only employee being a groundsman on a part time basis.

4 CURRENT SITUATION

- 4.1 As mentioned in section 2.2 of this report, the club wishes to undertake a range of works to enhance the facilities that are available. In order to finance these works, they need to access some of the grant funding streams that are available but in order to be successful in this area, need a greater length of time on their lease than the four years that currently remains.
- 4.2 The nature of the works that they wish to undertake include roof repair, refurbishment of the changing rooms, repairs to the front of the building, works in the bar / kitchen and resurfacing of the netball court.
- 4.3 It is for these reasons that the club is looking to obtain a new 28 year lease that will then give them a much increased chance of making successful grant funding applications.
- 4.4 Having regard to the range of activities available, the efficient manner in which they are provided, the number of members making use of the facilities and the benefits that will derive from the proposed development, it appears reasonable to agree to the request.

5 RESOURCE IMPLICATIONS

- 5.1 The Council currently receives £4,250 per year for the lease of the land on which the Hullbridge Sports and Social Club is located.

6 LEGAL IMPLICATIONS

- 6.1 If the recommendation is agreed, then the Council would enter in to a new 28 year lease agreement with Hullbridge Sports and Social Club.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**

That a new lease be granted to the Hullbridge Sports and Social Club for a term of 28 years at a market rent and such other terms and conditions that the Head of Legal Services considers appropriate.

Roger Crofts

Corporate Director (Finance & External Services)

Background Papers:

None

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