

ROCHFORD TOWN SPORTS & SOCIAL CLUB - APPLICATION FOR NEW LEASE ON THE PAVILION AT ROCHFORD RECREATION GROUND, ROCHFORD

1 SUMMARY

- 1.1 This report seeks Members' determination on a request from the Rochford Town Sports & Social Club for the grant of a new Lease on The Pavilion at Rochford Recreation Ground, Stambridge Road, Rochford for a term of 21 years and for agreement in principle, subject to grant of planning consent, to the extension of the premises.

2 BACKGROUND

- 2.1 The use of the pavilion is separated into two areas. The Club has the use of the entrance hall, kitchen and one toilet within the part of the building coloured black on the attached plan, under a lease which was first granted on 1st December 1987 for the term of 7 years. The lease was renewed on the 28th November 1994 for a further period of 7 years.
- 2.2 The remaining part of the building contains changing rooms and toilets which are used in connection with the playing fields and are managed by the Council. The Club is permitted to use this area in common with others and the council is responsible for maintenance of the entire pavilion.
- 2.3 The current rent payable is £800:00 per annum. In recent times there has been noise nuisance complaints relating to social activities of the club.
- 2.4 These appear to have been addressed and following the appointment of a new Secretary and Management Committee in May of this year no further complaints have been received.
- 2.5 The Club and its new management committee have emphasised that they are anxious to work more closely with the Council to avoid any further problems and to ensure that their activities and any proposals to develop the facilities have the Council's full support.

3 PROPOSAL

- 3.1 When the first Lease was granted to the Club in 1987, the Club ran only 2 male football teams.
- 3.2 Since that time the Club has developed and now runs 4 mini soccer teams for children aged 7-10, 2 junior sides ages 12-15, a veterans side over 35, a ladies side on Sundays, and 5 male teams on weekends.
- 3.3 It is also keen to explore some activities for more elderly members by providing afternoon bingo or whist drives. The current membership of the Club is 150.
- 3.4 The Club would like to improve the facilities by an extension on the western side of the existing Pavilion. The area of the proposed extension is shown hatched black on the plan. Its purpose is to provide additional area within the lounge and to provide toilets for the disabled. The attainment of intermediate status which the club are seeking would also require internal changes to the facilities.
- 3.5 Any alterations would be subject to the grant of Planning Permission, if agreement is given in principle to the proposed extension. The works would be funded by the Club and carried out entirely at their expense.
- 3.6 A term of 21 years is sought in order to secure the necessary grant funding for the proposed extension.

4 ENVIRONMENTAL IMPLICATIONS

- 4.1 Whilst noise nuisance had previously been the subject of complaints this appears to have been resolved.

5 LEGAL IMPLICATIONS

- 5.1 The Council is not obliged to renew the lease but the Council is required to discharge its functions in a reasonable manner.
- 5.2 The Club provides a local sports facility, including provision for organised childrens' football. The new Management has addressed difficulties previously experienced and a revised lease will provide an opportunity of ensuring greater controls are provided to prevent re-occurrence.

6 RESOURCE IMPLICATIONS

6.1 There will be no costs incurred by the Council other than officer time in connection with the preparation and completion of the Lease.

6.2 Rent will be assessed at market value

7 RECOMMENDATION:

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

- (1) That a 21 year Lease be granted to the Rochford Town Sports & Social Club for the use of the Pavilion at Rochford Recreation Ground, to include both the area within the current lease and the proposed extension subject to the grant of planning permission. The lease to be at a market rental with a restriction as to its use and subject to such other terms as the Head of Legal Services considers appropriate. The Club meeting the Council's legal and valuation fees.
- (2) That in principle agreement be given to the Club's proposal to extend the premises subject to the grant of planning permission and meeting the full costs of the works. (HLS)

Albert Bugeja

Head of Legal Services

Background Papers:

Letter from Club dated 6th November 2001.

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