

North Walsham Football Club Lease	
Executive Summary	Cabinet previously agreed on 5 th July 2021 a lease renewal for 21 years, to the existing tenants, The Trustees of North Walsham Football Club. In order to secure funding for a 3G pitch and improvements a longer lease of 25 years is required.
Options considered.	Options previously outlined in 5 th July 2021 Cabinet report.
Consultation(s)	Leisure and Locality Services Manager Local Members
Recommendations	It is recommended that Cabinet: <ul style="list-style-type: none"> • Agree to a 25-year lease as outlined in the exempt appendix.
Reasons for recommendations	In order for the existing tenant to secure funding for improved facilities at the North Walsham Football Club.
Background papers	None.

Wards affected	North Walsham
Cabinet member(s)	Cllr, L Shires, Cllr L Withington
Contact Officer	Renata Garfoot. Asset Strategy Manager. Renata.Garfoot@North-Norfolk.gov.uk

Links to key documents:	
Corporate Plan:	Developing our communities
Medium Term Financial Strategy (MTFS)	The proposed new rent is increased generating additional income to the Council during the lease term.
Council Policies & Strategies	Asset Management Plan 2018 - 2022

Corporate Governance:	
Is this a key decision	No
Has the public interest test been applied	Exempt appendix including commercial sensitive financial information.
Details of any previous decision(s) on this matter	Cabinet report 5 th July 2021

1. Purpose of the report

- 1.1 The purpose of the report is to seek further approval to complete a lease renewal to the existing tenants, the Trustees of North Walsham Football Club for the Council's land and property asset at Greens Lane, North Walsham.

2. Introduction & Background

- 2.1 The North Walsham Football Club have been tenants at Greens Road, North Walsham since at least 1992, with the current lease due to expire 25th December 2025. See a site plan in appendix A.
- 2.2 The Club wish to apply for funding from the Football Association for a 3G football pitch and other improvement works and in order to do this they require longer term security.
- 2.3 A report was presented at the 5th of July 2021 Cabinet meeting, proposing a lease renewal for a 21-year period, which was agreed.

3. Proposals and Options

- 3.1 In order to secure funding, it is proposed that a new lease be agreed for a longer period of 25 years. Further terms are set out in the exempt appendix.
- 3.2 It is also proposed to widen the use of the existing lease to enable the tenants to utilise the building and pitches, for alternative income generation, when not in use for football use in order to maintain financial sustainability.

4. Corporate Priorities

- 4.1 This proposal aligns to the following Corporate Plan priorities:
- 4.2 Developing our communities, by Championing North Norfolk as a place where residents and visitors can enjoy inclusive cultural opportunities and healthy leisure and sports activities.

5. Financial and Resource Implications

- 5.1 A new rent and capital repayment terms have been proposed in the heads of terms, with further details in the exempt appendix.

Comments from the S151 Officer:

This report is being brought before members to agree to extend the lease by a further 4 years, from the previously agreed 21 years, so that the Club is able to obtain grant funding. The terms of the lease give the Council increases in lease rental over the full 25-year term of the lease.

6. Legal Implications

- 6.1 Eastlaw are advising on the lease renewal.

Comments from the Monitoring Officer

A lease renewal (21 years) to this tenant was agreed by Cabinet three years ago. The longer period (25 years) allows the club to secure funding to make significant improvements to the facilities. Eastlaw is able to assist with any advice on renewal or drafting.

7. Risks

- 7.1 Typical lease risks including rent arrears and dilapidations may arise but can be mitigated through good asset management.

8. Net Zero Target

8.1

The recommendation has no additional impact on the Council's Net Zero Strategy as the lease is a ground lease only, with the Football Club owning the building and structures on the site.

The Net Zero implications of any further development of the site, such as provision of a new 3G pitch, through mitigation or off-setting will need to be considered at the time of any planning permission being sought for new development.

9. Equality, Diversity & Inclusion

- 9.1 The football club's proposed investment in new and expanded facilities at the Greens Road, North Walsham site seeks to respond to the growing participation of women and girls in competitive football and the provision of new and expanded sports facilities for the local community, increasing inclusion and participation in sport.

10. Community Safety issues

- 10.1 There are no community safety issues anticipated with this proposal.

11. Conclusion and Recommendations

- 11.1 Cabinet previously agreed on 5th July 2021 a lease renewal for 21 years, to the existing tenants, The Trustees of North Walsham Football Club. In order to secure funding for a 3G pitch a longer lease of 25 years is required.
- 11.2 It is recommended that Cabinet approve a 25-year lease as outlined in the exempt appendix.