

The Vale of Glamorgan Council

Cabinet Meeting: 6 November, 2017

Report of the Cabinet Member for Social Care, Health and Leisure

Barry Rugby Club, Renewal of Clubhouse Lease

Purpose of the Report

1. To consider a request from Barry Rugby Club to be granted a long-term lease of the Clubhouse situated at Reservoir Fields, Merthyr Dyfan Road, Barry.

Recommendations

1. That authority be granted to the Director of Environment and Housing in consultation with the Cabinet Member for Social Care, Health and Leisure and the Head of Financial Services to negotiate and agree the term and conditions of the surrender of the existing lease and grant of a new lease for the Clubhouse, shown hatched at [Appendix A](#), to Barry Rugby Club .
2. That the Head of Legal Services be authorised to prepare, complete and execute the required legal documentation for the new 25 year lease.

Reasons for the Recommendations

1. To grant the necessary authority to offer Barry Rugby Club a 25 year lease for the Clubhouse on suitable terms.
2. To legally formalise an appropriate lease arrangement.

Background

2. The Vale of Glamorgan Council has been approached by Barry Rugby Club who has requested a new 25 year lease for the Clubhouse located on Reservoir Fields, Merthyr Dyfan Road, Barry.
3. The Club's current lease is due to expire on 31st December 2020 and this makes applying for grants to carry out improvements difficult. The Club will be required to surrender the remaining period of the existing lease to allow a new lease to be granted.

Relevant Issues and Options

4. Barry Rugby Club has developed significantly since the previous lease for the Clubhouse building was approved. The Club has a thriving junior and women's section with the clubhouse benefiting from significant improvements including the addition of new changing rooms and a function suite.
5. The Club is keen to carry out further improvements by accessing grants, notably from the Welsh Rugby Union, but require security of tenure to apply that a new lease would provide.

Resource Implications (Financial and Employment)

6. The proposed new lease would be on similar terms to the existing lease and therefore there would be no new resource implications. The current rent is £100 per annum with the Club having full responsibility for the maintenance of the building.

Sustainability and Climate Change Implications

7. The Clubhouse represents a valuable amenity for the local community. The offer of a new lease for the Clubhouse could provide an opportunity to apply for grants that improve the energy efficiency of the building.

Legal Implications (to Include Human Rights Implications)

8. The new lease (and associated surrender documentation) would need to be prepared by the Council's Legal Department.
9. The Council has the power under s.123 of the Local Government Act 1972 to dispose of land in any manner it wishes, including the granting of a lease. The only constraint's is that the disposal must be for the best consideration reasonably obtained. As mentioned in para 6, the rent is low in commercial terms. However, when certain conditions are met, disposal at less than best consideration can be authorised where the under value is less than £2m and the purpose of the disposal secures the promotion or improvement of the economic, social and environmental well-being of the area. For the reasons stated in the body of the report, the proposal satisfies this criteria.

Crime and Disorder Implications

10. The opportunity for young people to take part in physical activity is now recognised as having a positive impact on crime and disorder issues.

Equal Opportunities Implications (to include Welsh Language issues)

11. Barry Rugby Club is committed to equal opportunities.

Corporate/Service Objectives

12. Working with sporting clubs in the Vale of Glamorgan is recognised in the Corporate Plan under well-being Outcome 4: an active and healthy Vale, objective 7 working in partnership to deliver a range of activities through our leisure and community facilities and parks to increase levels of participation and physical activity.

Policy Framework and Budget

13. This is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

14. The local ward Members have been consulted on this proposal and any comments received will be tabled at the meeting.

Relevant Scrutiny Committee

15. Healthy Living and Social Care

Background Papers

None

Contact Officer

David Knevett - Operational Manager, Leisure Services

Officers Consulted

Operational Manager: Property
Legal Services - Committee Reports
Visible Services - Accountant

Responsible Officer:

Miles Punter - Director of Environment and Housing Services.