

11<sup>th</sup> September 2012**REPORT OF THE PORTFOLIO HOLDER FOR CORE SERVICES AND ASSETS****TITLE OF REPORT****Tamworth Rugby Union Football Club – revision to lease to include additional pitch provision, car parking and refurbishment works to the lodge.****PURPOSE**

To seek Council approval to vary the lease to allow the Rugby Club to create an additional floodlit pitch; to further re-negotiate the lease to include occupation of the entire lodge building, carryout refurbishment works (new planning application/building regulation approval required), and to complete improvements to current car parking provision.

**RECOMMENDATIONS**

**That Council agrees to the following:**

- 1. To grant landlord consent to Tamworth Rugby Union Football Club for the creation of a new Training/Junior pitch at Wiggington Park with associated drainage and the provision of floodlighting.**
- 2. To authorise the re-negotiation of the existing lease to include occupation of all Wiggington Lodge (including the creation of a small garden area) to enable refurbishment works and general enhancements be undertaken.**
- 3. That the Director for Assets & Environment in conjunction with the Portfolio Holder for Core Services & Assets be authorised to agree the details of the revised lease with the Rugby Club Committee; and**
- 4. The provision of enhanced car parking (in accordance with prior planning permission), subject to satisfactory agreement of the revised lease.**

**EXECUTIVE SUMMARY**

As Members will be aware Tamworth Rugby Union Football Club have occupied part of Wiggington Lodge under a lease from the Council for sometime, the current lease being for a period of 99 years from June 1995. The as well as occupation of part of the lodge, the lease also gives rights to mark and play on 3 pitches in the park.

The club offer a thriving venue for the provision of rugby for all age groups, and by their own admission, have outgrown the 3 pitches they currently have the right of use over. They also have two approved planning permissions in place for alterations and improvements to car parking, and provision of a new training pitch and floodlighting.

For many years the club have considered improvements and alterations to the building, but have recently been awarded a "Sport England" grant which has necessitated consent from the Council as landlord to enable them to carry out their proposed works to provide a training/junior pitch and floodlighting to same. This grant is time limited however the club have confirmed they have sufficient resource to deliver all of the works within the required constraints.

Given the possible impact any alteration works may have on the wider public use of the park, the club were asked to undertake some community consultation work, as an aid to inform Members in arriving at their decision on the 3 recommendations. Details of the consultation is detailed in a letter dated 21<sup>st</sup> June 2012 under the heading "community consultation", and is attached as enclosure one.

Members are asked to consider a further report from the Rugby Club detailed in enclosure two, which is a specific project brief dated August 2012 and gives a very detailed proposal of their overall aim in the future, with timescales and outline costs and funding streams identified.

Also provided at enclosure three is the clubs proposed sports development plan, which details their commitments to both the sport and to the wider community.

Copies of letters of support and the public presentation referred too are identified as enclosure five.

A proposed layout plan of the new pitch is attached as enclosure four.

### **RESOURCE IMPLICATIONS**

There are no resource implications arising from the creation of a new pitch, however should all of the recommendations be approved the Council would seek to reduce its ongoing maintenance liability for the premises, thus giving a slight benefit to the Councils general fund budget in future years.

### **LEGAL/RISK IMPLICATIONS BACKGROUND**

### **SUSTAINABILITY IMPLICATIONS**

The proposals given by Tamworth Rugby Union Football Club complement the findings of the Tamworth Indoor and Outdoor Sports Strategy, which identified an undersupply of junior rugby pitches, and supports the provision of additional pitch provision.

### **BACKGROUND INFORMATION**

Planning consent references 106/2010, 107/2010, 0350/2009

### **REPORT AUTHOR**

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### **LIST OF BACKGROUND PAPERS**

### **APPENDICES**

Enclosures 1 - 5.