

## **Property Sub-Committee - Wednesday 01 May 2024**

### **To take a surrender of the existing lease of Wombourne Cricket Tennis and Bowling Club premises and grant a new Lease to the newly formed Charity.**

Property PID 802

#### **Local Member:**

Mike Davies - Wombourne

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#### **Recommendation(s) by Mark Deaville – Cabinet Member for Commercial Matters**

To take a surrender of the existing lease from members of Wombourne Cricket, Tennis and Bowling Club and grant a new lease for a period of 20 years from 1<sup>st</sup> January 2024 until 31<sup>st</sup> December 2043 at a peppercorn rent to Wombourne Cricket Tennis and Bowling Club (Charity number 1206678).

The final terms and conditions to be delegated to the Assistant Director for Commercial and Assets.

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#### **Transaction Summary**

To take a surrender of the lease of 4<sup>th</sup> February 2011 and grant a new lease for 20 years to the Charity known as Wombourne Cricket tennis and bowling club. The Charity was formed in January 2024.

#### **1. Current Arrangements**

The premises are leased to 3 members of the Wombourne Cricket, Tennis and Bowling Club acting as representatives of the organisation, for a term expiring in February 2031. The lease is on a £1 per annum basis and the current lease passes all obligation to the Club, aside from maintenance of iron railings, which remain with the County.

#### **2. Proposals**

The club wishes to continue occupying the accommodation, but for financial reasons they have formed a Charity to secure the future of the club. The existing lease is to the members and cannot be assigned to another party. The proposal is to surrender the current lease and to grant a new agreement for 20 years at a peppercorn rent to the Charity. SCC have taken the opportunity to amend the terms to make the club responsible for all maintenance of the perimeter fencing, the new lease to be on otherwise similar terms.

### **3. Undervalue Transaction**

The club provide an important local facility and fulfil our criteria for assistance in charging a nominal rent (if demanded). The site was gifted to SCC in 1943 with strict terms and conditions for use which restrict the ability for the County to find alternative uses or occupation of the property and land.

## **Supporting Details**

### **4. Background Information**

The land was transferred to the County in title in 1945 from a local family as a gift. The transfer includes a covenant restricting use of the land for the use of Wombourne Cricket, Tennis and Bowling Club and no other use whatsoever.

This is an important and well used local facility within the village. The club appears well run and to provide future security they have formed a Charity to manage the club.

The club recently approached the County to request the ability to enter a new lease in the name of the Charity. The extended term will allow them to further invest in the ground, but still within the constraints of the original restriction on title.

### **5. Alternative Options**

In view of the covenants in our title and the benefit shown to the people of Wombourne by the club, no alternatives have been discussed and no other club has been identified as a suitable alternative.

### **6. Implications of Transaction for County Council (Risks)**

No risks have been identified.

### **7. Community Impact\***

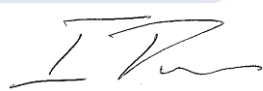
To enable the people of Staffordshire to be healthier, more independent, feel safer, happier and more supported in their community.

### **8. Comments from Local Member**

Cllr Mike Davies has confirmed he has no further comments

### **9. Support/Approval of the Proposal**

Proposal supported by / approved by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 18/4/24

## **10. Author/Valuer/Officer(s) Advising on this Transaction**

**Report Author:** Peter Townley  
**Job Title:** Principal Assistant Estates and Valuation Surveyor  
**E-Mail Address:** peter.townley@staffordshire.gov.uk

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### **List of Background Documents/Appendices:**

**Appendix 1: Current lease**

**Appendix 2: Plan**

\*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
  - To be healthier and more independent
  - To feel safer, happier and more supported in their community.
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