

**Teignbridge District Council
Executive
05 December 2023
Part i**

Dawlish – Football Club and Ground, Sandy Lane

Purpose of Report

To seek authority to grant a new lease to Dawlish United Youth & Mini Soccer Football Club with an option to renew for a further 10-year term.

Recommendation(s)

The Executive RESOLVES to approve the granting of new 10-year lease to the Dawlish United Youth & Mini Soccer Football Club with an option to renew for a further 10-year period.

Financial Implications

See 2.1 for financial implications

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Legal Implications

Legal implications are as set out in paragraph 2.2 below

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Risk Assessment

See 2.3 for an assessment of the risks

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Environmental/ Climate Change Implications

See 2.4 for Environmental/Climate Change Implications

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Executive Member

Cllr David Palethorpe, Executive Member for Estates, Assets and Parking

Appendices/Background Papers

1. Introduction/Background

1.1 On 08 June 2012 a lease was granted to Dawlish United Youth & Mini Soccer Football Club to occupy land and buildings at Sandy Lane Dawlish. The lease was for a period of 10 years from and including 24 May 2012.

1.2 Contained within the lease was an option for the Club to renew the lease for a further 10-year period if they served an Option Notice on the Council during the Option Period (24 May 2021 – 24 November 2021). They served notice on 25 May 2021.

1.3 The 2012 lease stated that the new lease from 24 May 2022 was essentially to be on the same terms of the existing other than the rent and without the option to renew it. In August 2023 the club made a request that the new lease contained an option to renew since they wish to apply for grant funding to improve the facilities by providing new floodlights around the pitch. The club has been advised that a lease of 10 years is insufficient for grant fund purposes.

1.4 Supporting the club links in with the 'Out and About and Active' and 'Strong Communities' Teignbridge Ten programmes by helping provide opportunities for healthy active lifestyles and it helps and supports our communities.

1.5 The club currently has circa 50 adult and 300 child members.

2. Implications, Risk Management and Climate Change Impact

2.1 Financial

There are no significant financial implications for the inclusion of the option to renew clause in the new lease. The rent payable prior to the expiry of the 2012 lease was £2,171 per annum. The rent for the renewal lease has been assessed and agreed at £2,638 per annum in accordance with the Option to Renew Schedule of the 2012 lease.

2.2 Legal

Dawlish United Youth & Mini Soccer Football Club, have acted in accordance with the contractual rights and obligations afforded to it by way of the 2012, Lease. The

proposed granting of a lease with a Lease Term of 10 years together with the Option to renew for a further period of 10 years requires Executive approval.

2.3 Risks

2.3.1 The new lease shall include all of the terms contained in the current lease including the tenant having the right to terminate the lease on three months' notice at any time and the Council having the ability to break the lease after 5 years. The Council's right to break is, however, only exercisable in the event of a failure of the club to maintain and keep the property in a satisfactory and reasonable condition.

2.3.2 The inclusion of another option to renew will not affect the Council's ability to break the lease. There are therefore no perceived risks with regard the recommendations of this report and it will allow the Club to invest into the facilities and ensure future generations are able to continue playing football within Dawlish.

2.4 Environmental/Climate Change Impact

The Club wish to apply for grant funding so that they can improve the onsite facilities by providing new LED floodlights around the pitch. LED flood lights are more energy efficient in comparison to Halogen lighting. They produce less wasted heat, the lifespan is significantly longer and usage decreases the carbon emissions produced through the burning of fossil fuels.

3. Alternative Options

Do nothing and retain the lease in its current form with the Council. This would frustrate the Club's ability to apply for grant funding to improve the facilities. As and when the bulbs in the existing floodlights are blown the Club would be unable to afford to replace them. If not replaced with new LED bulbs the club will not be able to use the pitch in the dark thus reducing their ability to provide sporting opportunities.

4. Conclusion

The Council wishes to continue to support football in the community in Dawlish and the grant of the lease with an option to renew will enable an active local club to seek grant funding to improve the facilities. The Council will maintain a rental income as well as ensuring the property is occupied and maintained in a satisfactory way.

The proposal will also help contribute towards the following Teignbridge Ten goals:

- Strong communities by providing support to the club who wants to improve the facilities for the benefit of its members and other users of the facilities.
- Out and About and Active. This will enhance opportunities for people to engage in sport which contributes towards a healthy active lifestyle.