

Teignbridge District Council Executive

03 December 2024

Buckfastleigh Rangers Social Club Lease Proposal

Purpose of Report

To seek approval to grant Buckfastleigh Rangers Social Club a 15-year lease.

Recommendation(s)

The Executive RESOLVES to:

- (1) Approve the grant of a 15-year lease to Buckfastleigh Rangers Social Club as detailed in this report.
- (2) Delegate authority to the Director of Corporate Services to take such decisions as are necessary and appropriate to conclude the grant of the lease on acceptable terms.

Financial Implications

See 2.1 for financial implications.

Martin Flitcroft, Director of Corporate Services
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

Legal implications are as set out in paragraph 2.2 below.

Paul Woodhead, Head of Legal Services and Monitoring Officer
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

See 2.3 for an assessment of the risks.

Alex Carpenter, Graduate/Assistant Estates Surveyor
Email: alex.carpenter@teignbridge.gov.uk

Environmental/ Climate Change Implications

See 2.4 for Environmental/Climate Change Implications

Alex Carpenter, Graduate/Assistant Estates Surveyor
Email: alex.carpenter@teignbridge.gov.uk

Report Author

Alex Carpenter, Graduate/Assistant Estates Surveyor
Email: alex.carpenter@teignbridge.gov.uk

Executive Member

Cllr David Palethorpe, Executive Member for Estates, Assets and Parking
Cllr John Nutley, Executive Member for Sport, Recreation & Culture

Appendices/Background Papers

1. Introduction/Background

On 28th April 1995, a protected Tenancy was granted to Buckfastleigh Rangers Social Club to occupy land and buildings at Duckspod Playing Field, Duckspod Road, Buckfastleigh. The lease granted was for a term of 28 years from 1st January 1994. The Contractual Term of that lease expired on 31st December 2022, but the Lease continues by operation of law pursuant to the provisions of sections 24 to 28 Landlord and Tenant Act 1954.

The club has approached the Council to secure a further 15-year lease in order to continue its operations and to secure funding/grants to invest into the facilities.

Buckfastleigh Rangers FC was founded in early 1900's. The Football Club moved from the old Rugby pitch to Duckspod Rd in late 1970's. The Social Club was self-built and has been maintained and improved since it opened in 1978 and boasts nearly 300 local members.

A further lease of 15 years will allow the Club to access funding from organisations such as the Football Foundation, giving it the opportunity to improve the playing surface as well as adapt the changing rooms to offer improved facilities suitable for Junior Football and the Woman's game, allowing further engagement with the local community.

2. Implications, Risk Management and Climate Change Impact

2.1 Financial

Under the proposed new lease, the rent would be set at £5,000 per annum (rising from the current passing rent of £2,800 per annum), subject to upward only reviews every 5 years.

2.2 Legal

Buckfastleigh Rangers Social Club is entitled to renew its lease on the same terms as the subject to reasonable modernisation/adjustments.

2.3 Risk Assessment

There are no perceived risks with regard the recommendations of this report as it allows the Council to generate additional income whilst allowing the Club to continue its operations as well as apply for additional funding/grants for the betterment of the site and its users.

2.4 Environmental/Climate Change Impact

There is not considered to be any environmental/climate change impact based on the recommendations of this report.

3. Alternative Options

Do nothing and retain the lease in its current holding over form, with the Council dealing with the lease renewal sometime in the future:

This would frustrate the Club's ability to apply for funding to improve the facilities. It would also mean that the Council would be forgoing the uplift in rental income currently negotiated.

Refuse a new lease:

The Council currently has no reasonable grounds to oppose the granting of a further lease.

4. Conclusion

A new 15-year lease will enable the Club to invest into the facilities and ensure future engagement within Buckfastleigh. TDC will also benefit from the uplift in rent and maintenance liability would remain with the football club.