

Single Member Cabinet Decision

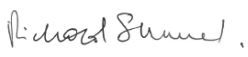
**Executive  
Forward Plan  
Reference**

**E3217**

**Saltford Lawn Tennis Club – Community Asset Transfer**

<b>Decision maker/s</b>	Councillor Richard Samuel, Deputy Council Leader and Cabinet Member for Resources
<b>The Issue</b>	<p>Saltford Lawn Tennis Club (SLTC) have applied for a Community Asset Transfer (CAT) as they wish to improve their facilities which requires additional land that does not form part of their existing lease. In addition, SLTC were previously an unincorporated organisation and individual members of the club held the lease. The Club has now registered as a Charitable Incorporated Organisation and the new lease will be held by the new CIO thereby reducing the liability for individual members of the club.</p> <p>SLTC have completed Stage 3 of the CAT process which requires submission of a full business plan and supporting documentation. This has been assessed by officers and meets the objectives of the Council's Community Asset Transfer Policy.</p>
<b>Decision Date</b>	Not before 25 <sup>th</sup> July 2020
<b>The decision</b>	<p>The Cabinet Member agrees to delegate authority to the Head of Estates authority for;</p> <ul style="list-style-type: none"><li>• completing the disposal of Saltford Lawn Tennis Club into a final lease in line with the Heads of Terms attached.</li><li>• abating the rent to a peppercorn subject to Saltford Lawn Tennis Club satisfying the Council that they will use the site for the purposes set out in their Business Plan.</li></ul>
<b>Rationale for decision</b>	<p>The CAT is offered on a lease term of 99 years and liabilities for maintenance costs will be transferred to SLTC with the exception of the hedge which borders the car park. The Council will retain liability for this part. The rent will be abated to a peppercorn. This will be subject to SLTC continuing to deliver against their business plan. A partnership agreement will form part of the lease which will set out the commitments that SLTC will be required to meet.</p> <p>This proposal is in line with the Council's policy regarding Community Asset Transfers the aim of which is to help secure community benefits in line with the Council priorities and objectives.</p>
<b>Financial and budget implications</b>	Whilst the Council's rent will be foregone, the CAT will reduce the on-going future financial liabilities for resurfacing and general maintenance. The social benefits achieved from this CAT

	significantly out way the loss of income. These benefits have been calculated at £22,201.04 per annum based on the programme of activities and volunteering.
<b>Issues considered</b>	Social Inclusion; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety; Other Legal Considerations
<b>Consultation undertaken</b>	Ward Councillor; Parish Council; Other B&NES Services; Local Residents; Section 151 Finance Officer; Chief Executive; Monitoring Officer
<b>How consultation was carried out</b>	<p>The Council published an Open Spaces notice on the 27<sup>th</sup> February and again on the 5<sup>th</sup> March in the Bath Chronicle. There were no objectives received.</p> <p>SLTC have undertaken their own consultation with their members, Saltford Community Association and local residents about their proposals to create a new club house on the site. They have also communicated their plans to the Parish Council.</p> <p>Ward Councillors have been notified of the proposal and are in full support.</p>
<b>Other options considered</b>	<p>A number of tenancy options have been explored with SLTC, however the Community Asset Transfer has been considered the most appropriate option to support the long term objectives of the club and the Council's Corporate objectives.</p> <p>This option enables the community to retain a valuable resource and enable the club to develop their facilities and provide long term security.</p>
<b>Declaration of interest by Cabinet Member(s) for decision:</b>	None
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	None

<b>Name and Signature of Decision Maker/s</b>	
<b>Date of Signature</b>	28 <sup>th</sup> July 2020

**Subject to Call-in until 5 Working days have elapsed following publication of the decision**