

**LEASE RENEWAL – EGREMONT BOWLING GREEN**

**EXECUTIVE MEMBER:** Cllr N Williams

**LEAD OFFICER:** Mrs S Borwick Head of Finance and Business Development

**REPORT AUTHOR:** Mr C A Lloyd, Business Development Manager

**Summary:** The report deals with the renewal of the lease for the Egremont Bowling Green.

<b>Recommendation:</b>	Executive is asked to approve the renewal of the lease to Egremont Town Council, and continuation of the Council maintenance, as set out in the report.
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**Impact on delivering the Corporate Plan:** The Bowling Green is operated on a partnership basis between this Council and the Egremont town council and contributes towards the Council's Corporate objectives directed towards the community.

**Impact on other statutory objectives (e.g. crime & disorder, LA21):** Provision of recreational facilities contributes towards reduction of crime.

**Financial and human resource implications:** There is a small increase in rent. The council commitment towards maintenance is relatively unchanged.

**Project & Risk Management:** Current procedures used, including for consultation and seeking approvals.

**Key Decision Status**

- **Financial:** None  
- **Ward:** None

**Other Ward Implications:** None

**1. INTRODUCTION**

- 1.1 The Council has leased the Bowling Green to the Egremont Town Council for some time, the current lease was for a period of three years and is due to expire on 26 June 2006.
- 1.2 The lease requires the Town Council to maintain the clubhouse in good repair, pay rates and services charges. This Council is to maintain the Bowling Green and the surrounding soft landscaped areas.
- 1.3 Through discussion a further lease is proposed for a 10 year period with a rent review after 5 years. The new rent will be £585 per annum (previous £535).
- 1.4 The lease conditions require the Bowling Green and clubhouse to be available for the local bowling club and the public, with a bowling club having been established under a licence with the Town Council.

## **2. ARGUMENT**

- 2.1 The Council has an involvement in bowling greens located in Whitehaven, Millom and Egremont.
- 2.2 The bowling green at Coach Road Whitehaven is operated by the Coal industry Social Welfare Organisation. The Council does not own this land but has over a period of time has provided maintenance support to the grounds on the basis that the club will allow the public to use the green under the club's guidance (See Appendix A extract from Policy and resources Committee 25 09 1985).
- 2.3 The Council itself operates and maintains the bowling green located within the Millom Park, St Georges Road Millom.
- 2.4 In respect of Egremont, the arrangements for the operation of the bowling green are that the Town Council pays a rent to this Council, and pays the insurance for the building. The Club occupies under a licence from the Town Council at no charge, and pays the Council Tax, and electricity and water charges in season and insures the contents. The green is open to the public, there is a club having a small membership to encourage further use of the green to help pay towards costs. The Town Council has a representative on the club committee.
- 2.5 Some history about the Egremont Bowling green is included below:
  - 2.5.1 A report was presented to Executive in April 2003, presenting a range of options to Members. At the time a three year lease was proposed, and it was recognised that the council maintenance input was at a higher cost than the rental income, and that this would be further reviewed at the end of the lease period.
  - 2.5.2 Since that time the partnership has worked well with the Council continuing to undertake the soft landscape maintenance but with contributions from the bowling club and the Town Council, including cash contributions towards planting and for provision of a verti drain. The level of Council costs varies but is estimated to be below a maximum level of £4,000 - £5,000 per annum.
  - 2.5.3 Provision of this facility is considered to be a good example of partnership working for the benefit of the community, and Members are asked if they wish to continue to support the arrangements for the duration of the new lease period.

## **3. CONCLUSIONS**

- 3.1 Executive is asked to approve renewal of the lease and continuation of the Council maintenance as set out in this report.

### **List of Appendices**

None

### **Relevant Documents**

Capita file

### **List of Consultees:**

Corporate Team  
Toni Magean Open Spaces Manager  
Cllr N Williams  
Cllr S Meteer  
Cllr E Woodburn  
Cllr M Woodburn  
Cllr M McVeigh  
Cllr Connie Watson  
Cllr Peter Watson

## **APPENDIX A**

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Maintenance and Public use of the Bowling Greens,  
Coach Road, Whitehaven

A report was submitted on the above bowling greens which were maintained by this Council in exchange for the general public having use of them. This practice had never been formally agreed by either the Council or the Coal Industry Social Welfare Organisation and in order to put the matter on a formal footing, it was

RECOMMENDED - That the Council maintain the bowling greens free of charge on the understanding that the general public would be allowed to use the greens free of charge or otherwise at a charge to be mutually agreed between the Coal Industry Social Welfare Organisation and the Council, but that organised bowling matches and competitions arranged by the Coal Industry Social Welfare Organisation, or any subsidiary thereof including the Whitehaven Recreation Bowling Club, would have priority over public use.

SENIOR COMMITTEE CLERK

NOTE FOR RECREATION AND AMENITIES COMMITTEE

Maintenance and Public Use of the Bowling Greens, Coach Road, Whitehaven

The above-mentioned bowling greens are owned by the Coal Industry Social Welfare Organisation. For a good many years it has been the practice for the Council to maintain the greens in exchange for which the general public have been allowed use of the greens. This practice has never been formally agreed by the Council or the Coal Industry Social Welfare Organisation, and in order to put the matter on a formal footing the Committee are now asked to agree to recommend the Council to accept that:-

The Council will maintain the bowling greens free of charge on the understanding that the general public will be allowed to use the greens free of charge or otherwise at a charge to be mutually agreed between the Coal Industry Social Welfare Organisation and the Council, but that organised bowling matches and competitions arranged by the Coal Industry Social Welfare Organisation, or any subsidiary thereof including the Bowling Club, shall have priority over public use.

*Whitehaven Recreation*