

(For Democratic Services use)

Decision Number: 01 (2017/18)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

<p>Subject :All Weather Pitch, Hollybush , Sevenoaks</p>
<p>Details of Decision taken; To extend the lease to allow for a minimum term of 25 years unexpired.</p>
<p>Reason for Decision The original lease term granted to the Vine Club of the All Weather Pitch was 30 years from 1st April 2005, so currently there are 18 years unexpired. The club have identified sources of finance to allow them to raise funding in connection with the relaying of the pitch which is their responsibility under the lease. However, the sources require the Club to have a minimum of an unexpired lease term of 25 years.</p>
<p>All Documents considered: The current terms of the lease which are drafted such that when the current lease expires in 18 years, the Club will in any case be entitled to a new lease on principally the same terms as the current one.</p>
<p>Details of any alternative options considered and rejected by the Member when making the Decision: A do nothing option was considered but disregarded since the current unexpired lease term will prevent the Club from accessing funding sources to support their intention to relay the pitch.</p>
<p>Financial implications The current lease is at a peppercorn rent and at the expiry of the current lease, the Club will be entitled to a new lease at a peppercorn rent so the financial implications are negligible.</p>
<p>Legal Implications and Risk Assessment Statement Upon expiry of the current lease, due to the way the current lease is drafted within the renewal provisions of the landlord & Tenant Act 1954, the Council will be obliged to renew the lease to the current tenant principally on the same terms, so the risks are considered to be negligible.</p>

When completed a copy of this record must be sent to the Democratic Services Section by e-mail and a signed copy by internal mail

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Equality Impacts

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted

Lesley Bowles, Chief Officer for Communities & Business


Details of any conflicts of interest

a) declared by any executive member who is consulted by the Decision Taker

N/a

b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict

N/a

Decision taken by:	Portfolio Holder for Housing & Health
Signed by Portfolio Holder:	
Date of Decision	11 May 2017
Record made by:	L Keating
Date of record:	11/5/17

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