

**For publication/Not for publication (*delete as appropriate*)**

**Lease of Football Training Ground at Whitebank Sports Ground**

<b>Meeting:</b>	
<b>Date:</b>	January 2023
<b>Cabinet portfolio:</b>	<i>Economic Development</i>
<b>Directorate:</b>	
<b>For publication/Not for publication (<i>delete as appropriate</i>)</b> This report is exempt from publication by virtue of Paragraph..... of Part 1 of Schedule 12A of the Local Government Act 1972. ( <a href="#">Click here to view guidance on the categories of information that are permitted to be exempt from publication as well as the public interest test that applies.</a> )	

**1.0 Purpose of the report**

- 1.1 To grant a new lease of the training ground at Whitebank Sports Ground to Chesterfield Football Club (CFC 2001 Limited) for a term of fifty years.

**2.0 Recommendations**

- 2.1 That the Council as owners of the land extend the lease term to the Football Club to allow them to apply for funding to improve the facilities on the site.

**3.0 Reason for recommendations**

- 3.1 The area of land is currently occupied by the Club on an existing lease of 25 years (which commenced from January 2015), at a rental of £6,000 per annum. The current lease expires in January 2040.
- 3.2 The club are continuing to maintain and invest in the upkeep of this area of land and in doing so provide benefit to the wider community in this area of Chesterfield. To secure the funding, the club's investors require a long lease to be in place.

**4.0 Report details**

- 4.1 The Football Club have plans for further investment on the site that include:

- i. To further develop the site with the building of offices, classroom, welfare and changing facilities. (Subject to Planning approval).
- ii. Refurbishment of training pitches.
- iii. The creation of at least two new jobs.
- iv. The proposal secures further investment in this site for the benefit of the local community.
- v. The Club plan to have agreed this new term by March 2023 to secure the required investment.

## 5.0 Alternative options

5.1 The alternative option is that the Council owned land will remain as it is without the likelihood of further development and investment by the football club.

## 6.0 Implications for consideration

- i. Financial income secured for the Council for an additional 33 years (on the existing arrangement). The rent is proposed to be reviewed every five years of the term to Open Market Rent.
- ii. Legal – the term of 50 years would be a small amendment to the existing lease with the terms remaining largely the same as existing.
- iii. Community wellbeing – the club will continue to promote the benefits of local sports and leisure facilities.
- iv. Economy and skills – possibility of further job creation for at least two additional jobs and the development of skills in this area of sports training/fitness and wellbeing.
- v. Equality and diversity – the club promotes to a wide section of society and is committed to promote inclusion.

<b>Key decision number</b>	<i>All key decisions must be in the Forward Plan at least 28 days in advance. There are constitutional consequences if an item is not in the Forward Plan when it should have been. Contact Democratic Services if in doubt.</i>
<b>Wards affected</b>	<b>St Leonard's</b>

### Document information

<b>Report author</b>
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**Background documents**

These are unpublished works which have been relied on to a material extent when the report was prepared.

*This must be made available to the public for up to 4 years.*

**Appendices to the report**

Appendix 1	Site plan
Appendix 2	