

## Policy and Resources Committee

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<b>Date:</b>	<b>22 January 2013</b>
<b>Title:</b>	<b>Cricket Ground</b>
<b>Purpose of the Report:</b>	<b>To report the findings of the annual inspection of facilities.</b>
<b>Contact Officer:</b>	<b>Rob Goss, Project Officer</b>

### Background

Thame Town Cricket Club leases the Cricket Ground facility from the Town Council who own the land. The lease runs from 2006 to 2021 and within the lease the Cricket Club as tenant is required to fulfil certain obligations relating to the upkeep of the building and grounds. These include keeping the building in good repair and to redecorate the outside of the building every 3<sup>rd</sup> year and the inside every 7<sup>th</sup> year.

The tenant is required to gain consent from the landlord regarding any development relating the building or grounds, signage and third parties who use the facilities.

Annual inspections are required as part of the lease but have not been undertaken in a formal way before. The reasons for implementing a new formal approach with any asset leased to another organisation are:

- i) Good landlord practice as inspections are part of the lease conditions.
- ii) It ensures that any issues are picked up early. This protects the Council should the lease end for some reason and the asset is not in a fit state of repair. The Council could be left with a large financial outlay to bring it back into use.
- iii) It helps identify any repairs that are the responsibility of the Council and informs future budget requirements.

An inspection of the building was carried out on 28 November 2012 with the Chairman of the Cricket Club. The table attached as an appendix to this report summarises the findings.

### Risk Assessment

<b><i>Risks</i></b>	<b><i>Controls</i></b>
Items are not addressed meaning the Council insurance becomes invalid.	The production of a comprehensive list to ensure that health and safety issues are addressed will ensure insurances are valid.
Items of routine maintenance are missed causing property damage and unnecessary expenditure.	Any failings in relation to maintenance be brought to the Town Clerk's attention and addressed in the relevant way.

### Resource Appraisals

There may be legal associated with removing the encroachment on to Council land. There are no other implications identified at this time.

**Legal Powers:** Local Government Act 1972 Schedule 14 Para 27; Open Spaces Act 1906 section 9 and 10.

**Recommendation:**

***It is recommended:***

- i) That the Committee note the report.***