

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Portfolio Holder for Finance and Assets

**Date:** 23 January 2017

**Decision in the matter of:** Lease to Wilmslow Phoenix Sports Club

**Decision:** That approval be given to the surrender of Wilmslow Phoenix Sports Club's current lease, and that simultaneously a 99 year lease be granted on terms and conditions to be agreed by the Director of Legal Services.

**Background:** Wilmslow Phoenix Sports Club occupies their premises at Styal Road, Wilmslow by virtue of a thirty year lease which commenced March 2003. The club has invested substantially in the site over the years and in order to continue doing so has requested a longer lease to support that continued investment into the future. The club is very well supported and hosts amongst many others the British National Lacrosse Championships, England Lacrosse training and has also hosted Cheshire Hockey Ladies and various ladies hockey tournaments and Wilmslow Town Juniors training and tournaments.

In order to secure the longevity of this club, its fixtures and the continued investment in the buildings and pitches. A longer lease is required as they currently have less than 17 years remaining on their current lease, which isn't enough to secure the necessary funding to keep the premises and pitches in the order required, or to secure the future of the clubs and fixtures currently relying on the facilities.

A simultaneous surrender and grant of a new 99 year lease will allow members of Wilmslow Phoenix Sports Club to invest in the club, extend the clubhouse, improve the sports pitches and protect the use of the land for sporting / recreational uses.

The proposed new rent will be reviewed in line with RPI at the start of the lease and subject to market rent reviews of the land every five years, Tenant's improvements to be disregarded

**Background Documents:** The background papers relating to this report can be inspected by contacting the report writer.

**Approved:**

Signed ...P Groves.....  
Councillor Peter Groves (Portfolio Holder for Finance and Assets)

**Date:** 23 January 2017

**Advising Officer:**

Signed ...A Williams.....  
Adrian Williams (Senior Valuer)