

**ESTOVER PLAYING FIELDS 2015 COMMUNITY INTEREST COMPANY (CIC)**

**To:** Assets & Investments Committee

**Meeting Date:** 26 May 2017

**From:** Chris Malyon, Deputy Chief Executive

**Electoral division(s):** March North and Waldersley

**Forward Plan ref:** n/a                      **Key Decision:** No

**Purpose:** To enable the Estover Playing Fields 2015 Community Interest Company (CIC) to secure grant from the Football Foundation (FF) of some £600,000.

**Recommendation:** To give officers authority to make changes to the lease required by the FF to facilitate the payment of a substantial grant as a consequence of the recent favourable determination of the CIC's planning application.

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## **1. BACKGROUND**

- 1.1 On 11<sup>th</sup> November 2015 the County Council granted a 99 year lease of 7.61 ha of playing field land at Estover Road, March to the Estover Playing Field 2015 Community Interest Company (CIC) at a peppercorn rent.

The decision to proceed was provided by General Purposes Committee on 27th Jan 2015 and the below is an extract from the Schedule of Decisions

It was resolved:

i) In respect of the County Council owned land known as Estover Fields, to grant a lease for a term of 99 years at a peppercorn rent, to an organisation duly established and constituted for the purpose of managing the land as a community sports facility.

ii) Authorise the Director of Finance, in consultation with the Chairman of the General Purposes Committee, subject to the following conditions:

- a) Compliance with all legal requirements and processes;
- b) Following conduct of due diligence in respect of the transferee organisation, and
- c) Fenland District Council and March Town Council having entered into binding agreements committing each to provide £100k funding to the transferee organisation for the improvement of the sporting facilities at Estover Fields.

To enter into any agreements necessary or incidental to the implementation of these proposals.

- 1.2 In December 2016 the CIC submitted a planning application to Fenland District Council which was approved on 13<sup>th</sup> April. It comprised 'Regeneration of playing field to include: erection of a single-storey pavilion, formation of a car park and public footpath; netball courts/multi-games use courts; hard-standing for external terrace and walkways; siting of 3 No storage containers; erection of 4.5m high (max height) mesh fencing bounding both the football pitch and netball court and the erection of 4 x 8.0m high lighting columns to car park and footpaths; 6 x 10.0m high floodlights to netball courts and 6 x 15.0m high floodlights to football pitch'
- 1.3 The present facilities are very poor and it was always anticipated that the CIC would seek grants in addition to funding from the Town Council and Fenland District Council.
- 1.4 The application has been supported by the Football Association and no objection has been raised by Sport England.

## **2. MAIN ISSUES**

- 2.1 The Football Foundation (FF) has certain requirements that they insist on having in any lease in order to secure their interest when making grants and thus the CIC have requested variations to the lease such that the FF are satisfied and will award the grant.

- 2.2 The present lease does not fully meet their requirements and officers are therefore seeking Commercial & Investments Committee authority to make the changes required by the FF to facilitate the payment of a substantial grant following a favourable determination of their planning application.

### **3. ALIGNMENT WITH CORPORATE PRIORITIES**

#### **3.1 Developing the local economy for the benefit of all**

There are no significant implications for this priority.

#### **3.2 Helping people live healthy and independent lives**

The proposals will encourage and support people to play sport and lead healthier lives.

#### **3.3 Supporting and protecting vulnerable people**

There are no significant implications for this priority.

### **4. SIGNIFICANT IMPLICATIONS**

#### **4.1**

<b>Implications</b>	<b>Officer Clearance</b>
<b>Have the resource implications been cleared by Finance?</b>	N/A
<b>Has the impact on Statutory, Legal and Risk implications been cleared by LGSS Law?</b>	N/A
<b>Are there any Equality and Diversity implications?</b>	Yes, that will have been considered by the CIC
<b>Have any engagement and communication implications been cleared by Communications?</b>	There are no significant implications within this category.
<b>Are there any Localism and Local Member involvement issues?</b>	Supported by the local members
<b>Have any Public Health implications been cleared by Public Health</b>	N/A