

**TO: THE MONITORING OFFICER
(TOM CLARK, SOLICITOR TO THE COUNCIL)**

**RECORD OF ACTION TAKEN BY A CABINET MEMBER
UNDER DELEGATED POWERS**

Subject: Grant of New Lease to the Trustees of Copthorne Village Golf Club	
Cabinet Member: Cllr Jonathan Ash-Edwards	
Has the Cabinet Member received a report prior to making the decision?	Yes
In the case of a key decision where the Cabinet Member has received a report, please state the date a copy of the report was made available to the Chair of the relevant Scrutiny Committee and placed in the public domain:	Yes
Record of decision taken: Approved	
Date of decision: 31/01/2022	
Statement of reasons for making the decision: Agreement for Lease in order to regularise the use of Copthorne Village Golf Clubhouse	
Alternative options considered and rejected: Tenants were holding over under the Terms of the previous lease, which has a proviso to renew the Lease - No other options considered	
Code of Conduct Interest of Cabinet Members? If yes, please advise on the nature and whether dispensation in place	
Is the decision to be protected from call-in? (<i>i.e</i> if any delay would seriously prejudice the Council's or the public's interest) - see Scrutiny Procedure Rule 14 (M)	N
If so, please state:	



Signed:.....
Cabinet Member

This record must be forwarded immediately to the Monitoring Officer (TC) and copied to the relevant Cabinet Member.

For Monitoring Officer

Date of publication of Member Information Service Bulletin	2/2/2022
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Date of decision can be implemented (on the Thursday after publication of the Member Information Service Bulletin, unless already protected from call-in)	10/2/2022
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GRANT OF NEW LEASE TO THE TRUSTEES OF COPTHORNE VILLAGE GOLF CLUB

REPORT OF: Peter Stuart – Head of Corporate Resources
Contact Officer: Joanne Johnston – Temporary Senior Estates Surveyor
Email: joanne.johnston@midsussex.gov.uk Tel: 01444 458166
Wards Affected: Copthorne and Worth Ward
Key Decision: No
Report to: Cllr Jonathan Ash-Edwards

Purpose of Report

1. To Brief the Cabinet Member on the Lease terms that have been agreed to renew the Lease of the Copthorne Village Golf Club.

Recommendations

2. **The Cabinet Member is recommended to:**
 - (i) **Grant a new lease to the trustees of the Copthorne Village Golf Club.**
 - (ii) **Authorise the Solicitor to the Council to conclude the transactions above on the terms outlined below, and on any such other terms and conditions as the Solicitor to the Council may recommend to protect the Council's position.**
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Background

3. The Council has been approached to renew the lease on Copthorne Village Golf Club. The current lease expired 23rd June 2019 and a new lease has been agreed subject to contract for a term of 28 years on effective F, R & I terms. The lease will be contracted outside the Landlord and Tenant Act. The rent will be on similar terms to the existing lease subject to 5 yearly RPI reviews on a soft community basis. The current rent passing is £438 pa. The trustees are currently holding over pending completion of the new lease.

Policy Context

4. The Council seek to regularise all leases and Licences in in order to protect their interest in their Assets

Other Options Considered

5. The Trustees as tenants are in occupation of the golf club house and have been for a number of years. They are currently holding over on the former lease terms. Due to the above no other options were considered.

Financial Implications

6. The Tenant has agreed to pay for the s123 public notices, legal and surveyors fees.

Risk Management Implications

7. The occupation of the unit by the Tenant is important for the Council to maintain the value in the Asset. If the clubhouse was empty the Council would incur liability for empty rates, service charges or loss of rental income

Equality and Customer Service Implications

8. The recommendations contained within this report do not have an adverse or negative impact on Equality and Customer Service.

Background Papers

- None