**Meeting Date:** Monday 23 May 2022

**Authors:** CllrMarianne Stevenson, Cllr Allan Dyer, Cllr Jill Crossland, Cllr Tom Wynne

**Subject:** Tintwistle Community Centre

**Purpose:** To describe the progress of discussions with Tintwistle Bowling Club and to seek approval for a lease agreement between Tintwistle Parish Council and Tintwistle Bowling Club

**Recommendations:** That the Council approves the drawing up of a lease agreement with Tintwistle Bowling Club and adapts the current plans for the Tintwistle Community Centre accordingly

1. **Background**

Tintwistle Parish Council (TPC) has informed the Tintwistle Bowling Club that the current Council Office building is due for demolition. When this happens the Tintwistle Bowling Club will have no facilities. They need a permanent building. The current facilities include a small room solely for the use of the Bowling Club and access to kitchen and toilet facilities. Without facilities for toilets, refreshments and storage, the Bowling Club cannot legally function. The Tintwistle Bowling Club has been running for over 80 years. It is a Crown Green Club and as such is not able to secure ‘Flat’ Green national organisation funds. The Club does not have substantial reserves so securing a grant will be essential if new, free-standing facilities were to be created.

The Bowling Club has been in negotiation with High Peak Borough Council (HPBC) Planning Department with a view to installing a portacabin on the lower part of the field behind the Parish Council building. The Club was prepared to secure a grant for this installation. The HPBC Planning Officer has now advised that a portacabin can only be in situ for a maximum of 3 years. The Bowling Club do not think it is worth pursuing this solution to their accommodation needs.

Records demonstrate that the Bowling Club used to have a lease agreement with HPBC. This entailed the Bowling Club making an annual payment to HPBC based on a standard financial contribution per member. This agreement was terminated at some unrecorded point and no financial contribution for the use of the Parish Council facilities by the Bowling Club has been made for ten or more years. Neither was an agreement drawn up when the Parish Council purchased the Sexton Street land. Parish Councillors have stated in the past that this arrangement is not tenable, given that no other sports club in the village receives free land and facilities for their use.

Tintwistle Parish Council is shortly going to submit their planning application for a new Community Centre building on the current site. The building is being designed to meet conservation standards. The interior layout can be changed after planning permission has been granted.

At the meeting held on 24 April with Warwick Coulthard, Frank Thomason representing the Bowling Club, and Cllr Marianne Stevenson several points were made:

1. Cllr Marianne Stevenson stated that it was essential that a lease agreement is drawn up between the Parish Council and the Bowling Club. This would be needed for any grant funding application. Warwick Coulthard tabled a draft lease agreement.
2. The Parish Council needs to liaise with the Bowling Club on how storage facilities and meeting space can be included in the Community Centre’s interior building design.
3. The necessity for the Bowling Club facilities to be included could be a useful lever as the Parish Council seeks to secure funding.
4. The Bowling Club must contribute funding towards the creation of the new build. This needs to be discussed further.

It was agreed that a lease agreement would be presented to Councillors at the Parish Council May meeting to give an idea of what is required.

1. **Options for Council**
   1. No lease agreement, the Bowling Club is not included in the design of the new building – the Bowling Club ceases to function
   2. The lease agreement format is approved as it is
   3. An appropriate lease agreement is approved and the consequences of including Bowling Club facilities within the new build are thoroughly appraised and costed
2. **Reason for recommendation**

The Bowling Club is flourishing and working on attracting new members. The site is well maintained and a credit to the community. The Parish Council needs to regularise arrangements between the Council and the Club so that they are cost effective and meet the needs of both parties.

1. **Expected benefits**

* The Parish Council receives recompense for the Bowling Club use of their facilities
* The Bowling Club – continues to function effectively
* The local community – adds to the variety of sports facilities available in the area
* The environment – an attractive and well-maintained site
* The wider community – increases the profile of Tintwistle as a destination for something to do

1. **Implications**

5.1 Legal – cost, advice to be sort from a solicitor regarding an appropriate lease agreement

5.2 Risks – no legal agreement, should problems occur the Parish Council is in no position to counter

5.3 Financial – initial costs upfront but a return over time

5.4 Time scales – By September 2022

5.5 Stakeholders – Bowling Club members

5.6 Contracts – not applicable

5.7 Crime & Disorder – unlikely

5.8 Biodiversity – the Bowling Club will continue to maintain the site in line with biodiversity principles

5.9 Data Privacy Impact – not applicable

5.10 Equality & Diversity – membership open to all, more younger Club members needed

5.11 Climate Change – ensuring rubbish generated is disposed of correctly and appropriately

1. **Appendices**

Appendix A Exemplar Lease Agreement – to be tabled