

WARRINGTON BOROUGH COUNCIL**RECORD OF DECISION TAKEN BY AN OFFICER****DECISION TITLE: Sale of Land - Manor Road Tennis Club, Lymm**

Cabinet Decision No and/or Forward Plan No (Executive decisions only)	N/a
Directorate Ref No (Non Executive decisions only) If applicable	N/A
Decision detail	<p>That the Director of Growth authorises the disposal of the land (“the Land”) at Manor Road, Lymm as currently let to Manor Road Tennis Club (“MRTC”) to Lymm Garden Ltd (“LG”) (a wholly owned subsidiary of Lymm Rugby Football Club Ltd (“RFC”)) subject to the existing lease to MRTC. The disposal is to be conditional upon satisfactory evidence of the merger of MRTC into RFC, followed by the dissolution of MRTC. The disposal is to be on the terms and conditions set out in more detail in Appendix 1.</p> <p>Appendix 1 is confidential and exempt for publication virtue of category 3 Local Government Act 1972, schedule 12A.</p>
Reason for decision	<p>This Record confirms the decision that has been taken by the relevant officer in line with section 3.1 and 3.2 – Powers of Officers section of the Constitution.</p> <p>The reason for this decision is as follows:</p> <p>The Council owns the Land currently in use as tennis courts. The Land is subject to a 25 year lease in favour of MRTC at a nominal rent.</p> <p>MRTC has been seeking to expand and improve their facilities by moving to another site for over 10 years. A viable proposal has emerged involving the merger of the MRTC into the newly-formed Tennis Section of RFC. This proposal will enable development of four new floodlit tennis courts at the RFC site.</p> <p>It is proposed to sell the Land to LG which is a wholly owned subsidiary of RFC formed specifically to hold the Land. The Council will receive a capital receipt from LG. Four new floodlit tennis courts will be built at the RFC site funded by the merged clubs. The Land will not close as a tennis facility until at least two tennis courts at the new facility are</p>

	<p>completed and made available to members of the newly-formed Tennis Section of RFC and to the public in accordance with an existing Community Use Agreement entered into by RFC. LG will then seek to sell on the Land for residential development to raise funds to support the financial costs of relocating and building the two remaining new floodlit courts and sports facilities at the RFC site.</p> <p>Local ward members and the Deputy Leader and Cabinet Member for Corporate Resources have been consulted and fully support the proposal.</p>
Decision Maker/Responsible Officer	Steve Park – Director of Growth
Directorate	Growth
Lead Cabinet Member consulted (if applicable)	Deputy Leader and Cabinet Member for Corporate Resources.
Decision Date	27 July 2020
Date Decision was published / notified (normally within 2 clear working days of decision being made)	22 January 2021
Summary of options considered	The only alternative option would be to not sell the Land to LG. This would result in no capital receipt to the Council, no expanded and improved tennis facilities and no new housing development on this brownfield site.
Interests declared	None
Background Papers (if applicable) (period expires after 4 years from date of decision)	Not Applicable

Confidential / exempt information Category (if applicable)	Appendix 1 – Commercial details of the land disposal
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NB. This form expires after 6 years.

Explanatory Notes:

This form is to be used for Officer Decisions taken under Regulation 7

Executive Decisions

- (a) those made under a specific express authorisation.

Non-Executive Decisions

- (a) The grant of a permission or licence
- (b) A decision affecting the rights of an individual
- (c) Any award of contract or decision to incur expenditure, which materially affects the Council's financial position.

Advice on the completion of this record may be sought from:

- Sharon Parker, Democratic Services Manager
- Christine Oliver, Executive Assistant to the Leaders
- Julie Ramskill, Democratic Services Assistant