

## **Avebury Parish Council**

### **Surrender of Sports-field lease**

This note follows APC's meeting on 5 September. It sets out information on the proposed surrender of the PC's lease and identifies issues that need our decision.

### **Report on Avebury Sports and Social Club EGM on 19 September**

Basically, ASSC agreed unanimously to lease the sports-field. Lynzey to report more....

### **Results of responses from the community to public notices**

An ACSReC notice proposing that ASSC should lease the sports-field went up on all five notice-boards in the Parish on 20 September, and advised the public to contact Lynzey or Liz with any comments. The proposal was also included in Headlines in UKN which was published shortly afterwards. As at 29 September, no representations had been received.

### **Agreement on future use**

In agreeing to surrender APC's lease, we need to be aware that circumstances and personalities at ASSC will change in future years. To date, APC has been the lessee and, as a statutory body, is subject to democratic control and is permanently accountable to all electors in the Parish. ASSC is not democratically accountable in the same way and in the longer term a different group of people might decide to exclude some uses or users. So APC should obtain an agreement with ASSC that:

1. Any Avebury parishioner will be eligible to be a member of ASSC
2. The sports-field will be available to all parishioners for sports and recreation 365 days a year
3. APC will be represented on ASSC's sports-field sub-committee.

The agreement should be exchanged simultaneously with APC surrendering its lease and ASSC taking theirs.

### **Financial issues**

#### ***Dilapidations***

When surrendering a lease, a tenant can be charged dilapidations for disrepair of buildings, fences, grounds etc. We need confirmation that dilapidations will not be charged, and Liz therefore emailed Catherine Hosie on Wednesday as follows:

*Dear Catherine,*

*The Parish Council has a meeting on Tuesday to decide whether to relinquish the lease of the Sports Field and as Clerk and Responsible Financial Officer, I need to be able to advise the Council on whether dilapidations will be payable.*

*I understand you are currently looking at the lease and, in coming to a decision, I would be grateful if you could note the following points. The Parish Council:*

1. *does not have a record of the state of repair of the Pavilion in 1947 and does not therefore know if the current state of repair is better or worse than in 1947 especially in view of the severe shortage of building materials after the War*
2. *has improved the Pavilion by adding an extension for a kitchen and toilets in about 2009 and invested a further £4,000+ last year by installing mains water supply.*

*I hope therefore it can be agreed dilapidations will not be charged.*

*Please advise at your earliest convenience, and you will be very welcome to attend the PC's meeting.*

### **Sports-field funds held by APC**

Liz has obtained advice from WALC that we can provide financial assistance for the sports-field. Liz, Mike and I reconciled the sports-field's figures as at 13 September when the Nationwide account had

£686.41 and Lloyds had £2,428.40. At the same time, APC had paid £4,403.83 of ACSReC's costs since July 2016 and banked £3,385.00 of its income, a difference of £1,018.83. When ACSReC repays APC this amount from its Lloyds/Nationwide accounts, APC can relinquish any control of the Nationwide/Lloyds accounts, which will then be holding £2,095.98 on behalf of the sports-field. This figure will obviously change if there's income and expenditure since that date.

### ***Sports-field assets on APC's asset register***

We need to decide how we deal with the sports-field assets on APC's asset register. The 'value' of these assets is shown in our books at £6,415. This is on the basis of their 'historic cost' i.e. their cost or value at the time they were acquired, and without any allowance for depreciation. Their actual open market value is likely to be a lot less. In some cases, APC is acting more as a 'trustee' on behalf of the sports-field and these 'assets' are not therefore held for the benefit of APC as a 'normal owner' that has bought them. The 4 oak benches (below) are probably an example; I believe they were all gifts to the sports-field and they therefore have only a nominal £1 or nil value to APC. Other items may have been funded by sports clubs or ASA's fundraising and only have a nominal value.

At present, APC has the following pavilion contents and external equipment on its books at historic costs, (with possible market values in brackets which we need to sort out):

4 Oak benches	£800	(£1?)
36 red stacking chairs	£1,440	(£1?)
Tables, chairs, microwave, fridge, urn, crockery, catering equipment etc	£2,000	(£1?)
2 full-sized steel framed football goal posts	£800	(?)
Noticeboard	£500	(?)
6ft aerator	£875	(?)
Total historic cost	£6,415	

WALC is due to send us some advice on options open to us, and this should arrive in time for our meeting on Tuesday. If we are allowed to, the two main options seem to be:

1. Writing off some of these items from our asset register altogether, and/or writing down the values of others to actual market values. We could then agree a reasonable/nil price and sell/donate them to ASSC/sports clubs. This would have the long term advantages of:
  - a. Sorting everything out clearly on Day 1.
  - b. Ensuring that:
    - i. the ownership of the assets and the lessee remain together
    - ii. the ownership of the assets and insurance are the same
    - iii. responsibility for repair/replacement/safety/security is clear.
2. Or we could keep some or all of these items on our asset register but provide them free for the sports-field as a contribution by APC on behalf of the community. Perhaps simpler in the immediate future, but almost certainly messier in the long term and could create problems.

### ***APC contribution for next 12 months/longer?***

Over the years, APC has supported the sports-field by paying for insurance and grass mowing. At 2017 rates, APC is contributing about £1,420 viz:

1. Grass mowing, at £950
2. Pavilion buildings insurance, at £390pa approx.
3. Insurance of fencing and pavilion contents and external equipment, at £82pa approx.

Do we think APC should continue supporting the sports-field financially? If so, by how much? We could offer something in the region of £1,440 as at present. Or more? Or less? We can't offer a very long term commitment in terms of our precept/budgeting process, but we could offer to make this contribution for 2018, and probably also offer the same help in 2020. This would give ASSC some certainty of income. It would probably simplify things for both parties if APC made a single contribution towards any sports-field costs instead of tying things down only to insurance and mowing.