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Colin Greenwood
Development Officer and Trustee
Walsden Cricket Club
Scott St,
Walsden,
Todmorden
OL14 7SX

15th Feb 2021

Dear Colin

Lease and Lancashire Cricket Funding Application

We wish to support the Clubs ambitions to seek funding from Lancashire Cricket to replace the artificial wicket / practice nets.

The award of such funding will further reinforce the value of the club to the community and the enormous benefit it brings to the well being of all age groups that actively participate in the Clubs activities.

The Town Council has been pleased over the years to support the club and only last year awarded £3,000 towards improving accessible toilet provision as the club seeks to be ever more inclusive.

The Town Councils Members are Trustees of the actual ground that the clubhouse is situated on and has leased this to the club for a number of years on several 21-year lease terms.

The current lease is under review and the club have asked us to consider the granting of a new 25-year lease which we would have normally progressed with without delay, but the introduction of the Charities Act 2011 S119 since last renewal, stipulates:-

“that the charity trustees must, before entering into an agreement for the sale, or (as the case may be) for a lease or other disposition, of the land—

(a)obtain and consider a written report on the proposed disposition from a qualified surveyor instructed by the trustees and acting exclusively for the charity,

(b)advertise the proposed disposition for such period and in such manner as is advised in the surveyor's report (unless it advises that it would not be in the best interests of the charity to advertise the proposed disposition), and

(c)decide that they are satisfied, having considered the surveyor's report, that the terms on which the disposition is proposed to be made are the best that can reasonably be obtained for the charity.

We are now in the course of seeking such qualified surveyor's advice with regard to the extent of lease rent that would satisfy this requirement, at which stage subject to agreement from the club, will then proceed with concluding lease formalities.

In the meantime, whilst the current lease has reached its end of term, the Lease is afforded rights of renewal under the Landlord and Tenant Act. Neither Tenant or Landlord have started any statutory processes for renewal as terms are agreed save for any variance in rental.

As landlord we have no intention of exercising any intention to seek return of the land for any other purposes and wish to progress with the granting of a new 25-year lease at the earliest opportunity and of course subject to Charities Commission approval

Kind Regards

C R Hill

Colin Hill
Town Clerk and Responsible Financial Officer