

Committee	Assets & Services Committee
Month	September 2022
Report Title	Herbert's Farm Lease
Report Author	Georgia Arnold – Office Administrator & Committee Clerk
Attachments	None



Summary

The current Herbert's Farm lease is in the names of Plantation Youth Football Club and Spartak 78 YSC, which is now Saffron Walden Community Football Club.

The lease currently has four guarantors, two from each club, however, two of these have subsequently left and are no longer involved in the club or its operation.

Plantation YFC now has use of Herbert's Farm and Crabtrees and is about to conclude the lease agreement for the Crabtrees site with the Town Council.

SWCFC has agreed with Plantation FC that the lease is solely in the name of SWCFC, removing Plantation YFC from the lease. This carried out on the understanding however that Plantation YFC can always play matches at Herbert's Farm if required.

The two clubs have proposed:

- The Lease and its obligations, for the remainder of the term, is fully assigned to Saffron Walden Community Youth Sports Club (the legal entity and charity that operates SWCFC).
- The four named "Guarantors" are relieved of their personal liability – SWCYSC would take on all liability.
- The expiry date remains as it currently is, 2050 – with 28 years left unexpired

To note the Girls club is being merged to SWCFC to form one entity therefore they will use the same pitches as SWCFC.

SWCFC has recommended that SWTC jointly appoint Tees Law to act on behalf of the Club and Council.

Recommendation

Committee should support the proposal from the SWCFC, and the Town Clerk will appoint a solicitor. Note that SWCFC are liable and responsible for any legal fees incurred by the Town Council in this transaction given the changes are instigated at their request.