

COMMITTEE:	CABINET	
DATE:	Thursday 5th September 2002	
SUBJECT:	Field Adjacent to Eastbourne Borough Football Club, Priory Lane	
REPORT OF:	Director of Tourism & Leisure	
Ward(s):	St Anthony's	
Purpose:	To seek Cabinet approval to lease to Eastbourne Borough Football Club the Field adjacent to their current site on a 25 year lease.	
Contact:	Diane Bagley, Head of Sport, Recreation & Leisure, Telephone 01323 415402 or internally on extension 5402.	
Recommendations:	1.	Subject to the outcome of the consultation mentioned in paragraph 4 the Director of Tourism & Leisure be given delegated authority in consultation with the Cabinet Spokesperson for Tourism & Leisure to lease the land outlined on the attached plan to Eastbourne Borough Football Club.
	2.	That the lease is for 25 years at a rent of £3,000 pa. subject to 5 yearly review.
	3.	That the rent is 100% grant aided for the duration of the 25 year lease.
	4.	That the terms of the lease stipulate that the land is used for recreational purposes only

1.0	<u>Background</u>

1.1	Eastbourne Borough Football Club currently lease the land outlined on the attached Plan. The lease has been in place since 1 st January 1991 and during this time the club has expanded considerably and become very successful.
1.2	The Club has erected various buildings on the site including changing rooms, spectator stands, meeting rooms and an indoor bowls club. All of these enhancements to the site have been financed by the club either through grants from outside bodies or by themselves.
1.3	The Club currently receive no financial assistance from Eastbourne Borough Council
2.0	<u>Proposed Development</u>
2.1	Eastbourne Borough have been working closely with Langney Point Junior Football Club to encourage and develop youth football.
2.2	Langney Point now has 350 young people playing every week from under 6 years through to under 16 years. They hire various pitches across the town but now need a permanent base to enable them to develop their coaching further.
2.3	Langney Point propose to submit a bid, jointly with Eastbourne Borough Football Club to the Football Foundation. The bid would be to develop the field (Plan 1) into a youth football centre. This would include preparation of the pitches, moving the electric pylon and building changing and shower facilities.
2.4	The Club already have many qualified coaches and would like to increase the number significantly to develop the young people even further. These coaches all work in a voluntary capacity.
3.0	<u>Financial Implications</u>

3.1	The bid for funding from the Football Foundation will be prepared and submitted by the Football Clubs. They have already raised some partnership funding themselves but need to show the value of the land as a contribution from Eastbourne Borough Council.
3.2	If this bid is successful it will provide a valuable community facility at no revenue cost to the Council.
4.0	<u>Consultation</u>
4.1	Eastbourne Borough Football Club will consult directly with local residents over the proposed use of both the existing and the proposed new football pitches.
4.2	Further consultation will take place through the formal planning process
5.0	<u>Youth & Community Safety Implications</u>
4.1	This will be a valuable facility for the development of young people. It is in an area of the Town which has a high number of young people.
5.2	Activities for young people reduce anti-social behaviour which is one of the priorities of the Eastbourne Crime Reduction Partnership. It contributes to achieving the targets set in the 2002-2005 Crime & Disorder Reduction Strategy.
5.3	This scheme also addresses one of the targets of the Eastbourne Sports Council - to increase the number of qualified coaches.
6.0	<u>Strategic Context</u>
6.1	This proposed scheme will contribute to many of the proposed targets and outcomes in published strategies for Eastbourne and the Region for example:

	<p>Eastbourne Borough Council Corporate Plan</p> <p>A Place for Everyone</p> <p>A Place to Enjoy</p>
	<p>Cultural Strategy</p> <p>Lives & Communities</p> <p>Positive Actions</p>
	<p>Sport & Recreation Strategy</p> <p>Partnerships, Opportunities & Participation</p>
	<p>Leisure Best Value Improvement Plan</p> <p>Continuous Improvement of Leisure Services</p> <p>Working in Partnership</p>
	<p>Crime & Disorder Reduction Strategy</p> <p>Anti-Social Behaviour</p> <p>Promotion of Social Inclusion</p>
	<p>Regional Cultural Strategy</p> <p>Challenge of Inclusion</p>
7.0	<u>Summary</u>
7.1	<p>Eastbourne Borough Football Club have been very successful over the last ten years. They have developed their site at no cost to Eastbourne Borough Council.</p>
7.2	<p>Their wish to join with Langney Point Youth Football Club to develop facilities for young people fulfils the Council's aspirations for that site.</p>

7.3	If the Council agree to lease the land and grant aid the rent for 25 years, this will enable external funding to be drawn down for the development of a valuable additional youth facility for the Town.
Diane Bagley Head of Sport, Recreation & Leisure	
Background Papers: None	