

**REPORT TO THE EXECUTIVE MEETING OF 23<sup>rd</sup> APRIL 2012**

---

**Status:** For Decision  
**Title:** Licence to use Sports Pitches at Dunleyway Lutterworth  
**Originator:** Matthew Bills, Public Spaces Manager  
**Where from:** Originator  
**Where to next:** Management Board

---

1 Purpose Report

- 1.1 Members are asked to consider the request for the licence of land at Dunleyway sports ground, Lutterworth, to Lutterworth Town Football Club, and to approve the following recommendations. **Further information relating to the site will be made available at the meeting**

2 Recommendations

**That the Executive:**

- (i) **consider the content of the report and the request made by Lutterworth Town Football Club to licence the land at Dunleyway, and give approval for a five year licence with conditions on use and maintenance included;**
- (ii) **note that the existing access through the ground – shown at Appendix B – will be maintained as a public access and the public will have access to the ground at all times, except the pitch when football is played;**

3 Summary of Reasons for the Recommendations

- 3.1 In 2011 Harborough District Council officers were approached by members of Lutterworth Town Football Club (LTFC) to consider a licence for use of the pitch and changing facilities only at Dunleyway Sports Ground.
- 3.2 LTFC intend to only use the pitch and changing facilities, not the club room or other facilities in the pavilion, and have indicated to officers that a licence to use will be sufficient for their needs as a club.

3.3 There is a not a requirement to notify the public of the District Councils intention to issue a five year licence as it is not considered a disposal of land under the Local Government Act 1974.

#### 4 Impact on Communities

4.1 The land in question is approximately 2.1 ha at Dunleyway, and includes a car park that was resurfaced by the Council in 2004. There is one football pitch on which the Council currently cuts the grass, and a small kick about/ recreational area. The clubhouse and pitch are currently used under a licence by Lutterworth Athletic Football Club dated 7<sup>th</sup> July 2000 renewed on 1<sup>st</sup> December 2005 for 12 years.

4.2 The current club have relinquished their licence and have moved to a new home ground just outside Lutterworth.

4.3 LTFC current play on the Coventry Road recreation ground in Lutterworth, but the facilities do not meet the league requirements for a club at their level

4.4 There is currently a public thoroughfare through the ground from the adjacent development to Dunleyway – marked on plan at **Appendix B**

#### 5 Key Facts

5.1 The Council would make continued access by the public through the ground a condition of the licence and limit the number of games per season to ensure neighbours are not unduly inconvenienced.

5.2 The club will be limited to a maximum number of games per season

5.3 The club will be responsible for pitch renovation, line marking and putting up and taking down the posts. The Council will still be responsible for mowing the grass on a fortnightly basis.

5.4 The Club will be responsible for cleanliness of the changing facilities used for their matches and maintenance of the hot water system for showers.

#### 6 Legal Issues

6.1 The licence is for a period of five years and will not need to be notified as a disposal of land.

6.2 The licence does not require exclusion from the Landlord and Tenant Act 1954 as it for only five years and there will be no automatic right of renewal at the end of the licence period.

#### 7 Resource Issues

7.1 The issue of a licence for LTFC to use the ground for football will require the District Council to continue to maintain the site in a condition fit for public use. Grass cutting will take place at fortnightly intervals and boundary structures and trees will be maintained by the District Council This equates to an approximate cost to the Council of £4,600.00 from the grounds maintenance contract budget not including day works.

7.2 Additional works required by the club such as line marking, pitch renovation and maintenance of the pitch side fencing would be the responsibility of the club. Additionally the club would be responsible for cleanliness of the changing facilities and maintenance of the hot water system for showers if used.

7.3 There will be a peppercorn rental income from the licence in ground rent.

## 8 Equality Impact Assessment Implications/ Outcomes

8.1 There are no equality implications regarding this report

## 9 Impact on the Organisation

9.1.1 By approving the licence to operate for Lutterworth Town Football Club, and supporting their club in providing football, it fulfils the aims and objectives of Community Services and the framework that it works within; in particular to:

- operate in partnership;
- develop community capacity to empower groups/ individual to lead sustainable projects; and
- increase participation in cultural activities.

9.2 Furthermore, this satisfies the aims and objectives of the Council and the commitment to work through partnerships to serve our local community. These include:

- Place – improving the range and quality of facilities available to the community
- People – enabling community members to deliver sustainable facilities with their neighbourhoods

## 10 Community Safety Implications

10.1 Regular use of the recreation ground for sport will keep the profile of Dunleyway sports ground high and help reduce anti social behaviour on the site

## 11 Consultation

11.1 Internal consultation has taken place between Street Scene Services, Community Development and Legal Services regarding the development of Dunleyway ground. Land and Asset Management Group have also been

consulted, and advised that a paper should be written to seek Executive approval for issue of the licence.

11.2 Lutterworth ward members have been informed of the Clubs proposals and invited to make comment.

12 Options Considered

12.1 Consideration was given to not allowing a new sports club to use Dunleyway. However this was considered inappropriate as it did not support the Council policy with regard to sports in the District.

13 Background Papers

13.1 none

---

**Previous report(s): none.**

**Information Issued Under Sensitive Issue Procedure: No.**

**Ward Members Notified: Yes**