



**BRENTWOOD
BOROUGH COUNCIL**

Date: XXXX

Our reference: LPF/LOI2018

Your reference:

Dear Lee

Larkin's Playing Fields

A report went to the Council's Policy, Projects and Resources Committee on 12 March 2018, which set out the request from Brentwood Youth AFC to provide the club with long-term tenure at Larkin's Playing Fields subject to the relevant planning permission being granted and subject to contract with Brentwood Borough Council.

As you are aware there is an existing Covenant (1928) in place which sets out the restrictions for Larkin's Playing Fields as follows:

'used as a Recreational Ground or Sports, or Cricket Field for the benefit of the young persons of the Town of Brentwood, aforesaid, be called 'Larkins Field' and for no other purpose'

'Not ever permit to be erected upon the said property hereby conveyed or any part hereof any dwelling house or any other building or erection except as may be necessary to enable the said property to be enjoyed as a recreation ground or sports or cricket field'.

In order that the Brentwood Youth AFC can secure external funding to improve facilities at Larkin's, external funders such as the Football Association require a commitment from the landowner (Brentwood Borough Council) that will support their improvement plans and provide the club with long-term tenure at Larkin's Playing Fields.

The key issues at the site are improvement to the playing pitches, improvement to the car parking facilities and the construction of a new pavilion building which will provide changing facilities for the teams.

This letter sets out draft Heads of Terms for the lease for the footprint of the pavilion site, and a non-exclusive licence to occupy site. This will still be subject to relevant planning permissions being granted and subject to any subsequent contract agreed with Brentwood Borough Council.

- That a lease of 25 years be granted for the pavilion building (using the existing footprint), subject to contract and the relevant planning permissions being granted.

A lease cannot be agreed for the entire site as it needs to be maintained as public open space.

- That a non-exclusive licence to occupy the playing fields (as indicated on the attached site map) be given to Brentwood Youth AFC.
- Any rental income for the site will be subject to negotiations with Brentwood Borough Council and if less than best consideration and for a period longer than 7 years, it will be a requirement that any contract to come back to Policy, Projects and Resources Committee (or the relevant committee) for Member approval.
- It is recommended that a joint improvement plan for the entire site also be developed so that the club can work in partnership with Brentwood Borough Council and the Football Association to further improve the facilities.
- It is recommended that a pre-application meeting with the Council's Planning Department is put in place to discuss the improvement plans for the site, the car park and the pavilion building.
- Subjects to all permissions and contracts being agreed, that a separate maintenance agreement for ongoing maintenance of the site be drafted and agreed with Brentwood Borough Council and Brentwood Youth AFC.

At the 12 March Policy, Projects and resources Committee, Members agreed/ did not agree to the Council's Draft Leisure Strategy 2018-28 which sets out the Council's objectives and the desired outcomes. One of the key focus areas is the improvement and enhancement of facilities and as such the Council supports your proposals to improve the facilities at Larkin's Playing Fields. This is subject to all the relevant permissions and contracts being agreed in relation to the site.

Yours sincerely

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