

PROZ ITEM 18

Rye Town Council

From: "Rye Town Council" <ryetowncouncil@btconnect.com>
To: "Helen Pierce"
Sent: 12 August 2010 14:56
Subject: FAO Tony!
Hello Tony

I believe you left a message for me whilst I was away. To bring you up-to-date:

Under the terms of the Underlease between the Club and The Town Council a rent review is due this year. Clause 1 of Schedule 1 of the Underlease stipulates that 'the rent is to increase to the market rent if that is higher than the rent applying before the date.'

For consistency and impartiality purposes I again approached the Valuation Office for a market rent valuation. Its valuation was based on Clause 2 of Schedule 1 and I received it on 30 June in the sum of £1,850pa. I appreciate this is quite an increase on the existing rent of £500 and it might be that the Club would wish to make representations. In any case, I consider it would be useful if the Club could make a brief presentation to the Council, summarising what it has done over the past 5 years and its development – as well as what is in the pipeline. Is the Club able to attend the next meeting of the Policy Committee on Tuesday 31 August, approx 6.50pm?

It has been noted that there appears to be more fundraising activities taking place on the site. Clause 2(2) of the Head Lease requires that the property is to be used for 'recreational purposes only'. Whether 'entertainment' may be considered 'recreational' is, perhaps, a matter for debate. However, putting that to one side, I feel I should take the opportunity to remind the Club about clause 2(3) of the Head Lease which requires that nothing shall be done on the property to cause 'nuisance, annoyance or disturbance' to neighbours (and others). I am able to confirm that, since the Underlease was signed, the Council has received no complaints from neighbours – or anyone else - along these lines.

Best wishes

Richard Farhall
Rye Town Clerk

Eastbourne Valuation Office

St Anne's House
2 St Anne's Road
Eastbourne
East Sussex BN21 3LG

Our Reference : 1320986
Your Reference :

Please ask for : Mr. H. Camfield
Tel : 01323 530018
Fax : 01323 530098
E Mail : howard.f.camfield@voa.gsi.gov.uk

Mr R Farhall
Town Clerk
Rye Town Council
Town Hall
RYE
East Sussex, TN31 7LA

Date : 30 June 2010

Dear Mr Farhall,

FREDA GARDHAM PLAYING FIELD, NEW ROAD, RYE
RENTAL VALUATION

Further to your instructing letter, I am pleased to report as follows,

BACKGROUND

Rye Town Council holds a long leasehold interest in this land. The freeholder is East Sussex County Council.

The Town Council has granted a 25 year Underlease to Rye Rugby Football Club Limited. Under the terms of that Lease, which is dated 24 February 2005, the rent is subject to review with effect from 1 January 2010 and every 5 years. A rental valuation is required to inform that process.

BASIS OF VALUATION

A "Market Rent" in accordance with clause 2 of the Schedule to the Underlease.

SITUATION AND DESCRIPTION

The demised premises comprises land on the south side of New Road, Rye known as the Freda Gardham Playing Field and shown edged red on the OS map extract annexed to this report. The land has an area of approximately 2.5 hectares (6.25 acres).

The land is situated to the east of Rye town centre just off New Road, which forms part of the A259. It is on the periphery of the built up area.

Rye Rugby Football Club occupies the land which comprises 2 rugby pitches and a training area. The Rugby Club has added a new Clubhouse and other facilities but these comprise tenant's improvements and are not subject to rent.

INSPECTION

In accordance with your instructions, I have not inspected the land. This valuation is based on our office records and the copy of the underlease you provided.

PRINCIPAL LEASE TERMS

Term: 25 Years, from 1 January 2005.

Demise: Land only.

Rent Passing: £500 pa wef 1 January 2005.

Rent Reviews: 1 January 2010 and every 5 years thereafter.

Use: As a Rugby Football Club and associated activities. Alternative uses subject to landlord's consent.

Alienation: Not permitted.

PLANNING

The land comprises sports pitches with a clubhouse.

CONTAMINATION

I am not aware of the content of any environmental investigation or soil survey which may have been carried out on the land and which may draw attention to, or the possibility of, any contamination. In undertaking this report I have assumed that no contaminative or potentially contaminative uses have been carried out on the land. I have not carried out any investigations into the past or present uses either of the property, or any neighbouring land, to establish whether there is any contamination or the potential for any contamination, to the subject land from these uses or sites, and have, therefore, assumed that none exists.

FLOODING

The demised land is in an area identified by the Environment Agency as having a 'significant chance of flooding'.

RATEABLE VALUE

The rateable value of the Rugby Club premises (playing field and clubhouse etc.) is £4,950 in the 2010 rating list.

STATUS OF VALUER AND CONFLICTS OF INTEREST

This valuation has been carried out by a Valuer conforming to the requirements of the RICS Valuation Standards (6th Edition) as an External Valuer. No conflict of interest has been identified.

VALUATION APPROACH

This valuation has been prepared using a comparable approach.

TENURE

My valuation represents the rent that I consider should be payable by the tenant with effect from 1 January 2010 in accordance with the terms of the underlease dated 24 February 2005.

VALUATION DATE

1 January 2010.

VALUATION

I am of the opinion that the "Market Rent" is,

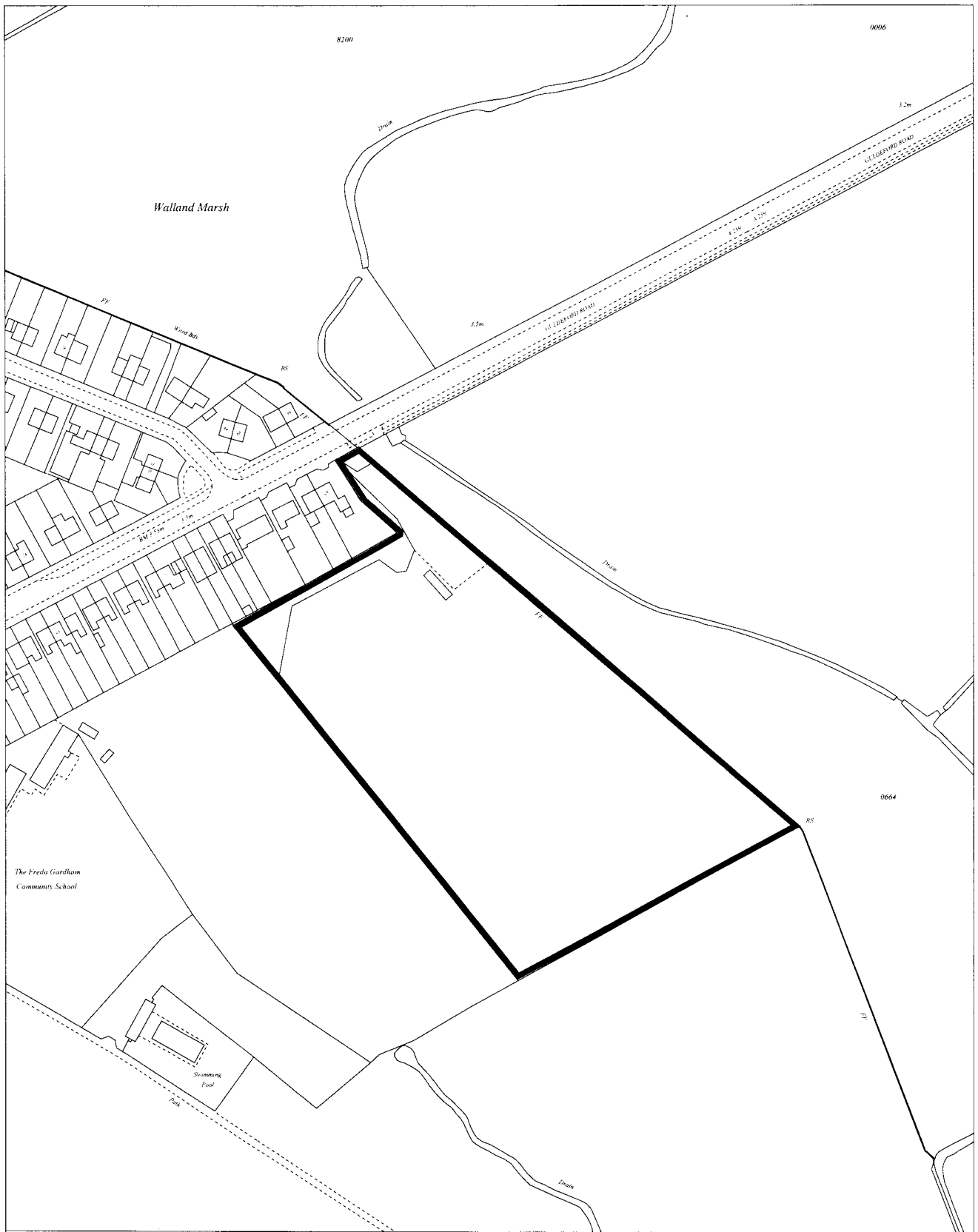
£1,850 per annum (One Thousand, Eight Hundred and Fifty Pounds per annum).

I trust the above is sufficient for your needs but should you require any further advice please let me know.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'HF. Camfield', with a small asterisk above the 'd'.

HF. CAMFIELD, BSc(Hons) MRICS
For DVS



Plan title: Freda Gardham Playing Field, New Road, Rye

Case type:		Key	
Map title: TQ9220NE Scale: 1:2500	Coordinates: 592885,120720 Area: 2.54 ha (6.27 acres) Perimeter:		
	Rye Town Council		
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