

Meeting Type: Full council	Agenda Item: 16
Date of Meeting: 9th September 2026	
OAKHAM TOWN COUNCIL	
Report Author: Ben Callaghan	Purpose: Decision /-Discussion / Update
Title: Oakham Tennis Club and Oakham Bowling Club lease agreements	
Subject: Oakham Tennis Club and Oakham Bowling Club lease agreements	
Purpose - To provide both clubs with a secure future Benefits - To provide both clubs the confidence to invest in their facilities and run their respective clubs autonomously. - To remove all financial liability for Oakham Town Council. - To protect the land, such that it can only ever be used for sports recreation. Legal and Governance Implications With this arrangement, each respective club will take on full responsibility for all taxes, maintenance, repairs, legal matters, insurance and compliance with building regulations, to the effect that Oakham Town Council will have no legal, tax or financial liability for either club and the land. Each club will be required to provide an annual report, to demonstrate compliance from legal and financial perspectives. The two clubs will share the cost of the legal fees incurred by Oakham Town Council in respect of the drawing up of the two leases. Oakham Town Council will engage a legal firm to draw up the leases. Proposal /Motion: That Oakham Town Council grant 99-year leases to Oakham Tennis Club and Oakham Bowling Club, each with an annual 'peppercorn' rent of £100, subject to an annual increase based on CPI inflation for the term of each respective lease. The land registry details be amended for the whole site (The Tennis Club, The Bowls Club and the car park, to include a covenant, that the area be designated as for recreational purposes only.	

For completion by the office

<i>In Budget</i> ☐	<i>Spend Authorised</i> ☐	<i>Budget Header:</i>		<i>Amount:</i>	
<i>Estimates</i> ☐	<i>Quotes</i> ☐	<i>Emergency Spend</i> ☐	<i>Sole supplier</i> ☐	<i>Specialist</i> ☐	
<i>P.O</i> ☐	<i>Invoice Checked</i> ☐	<i>Reason for spend:</i>			
<i>Legal Power: Local Government Act 1972</i> <i>amend as necessary</i>		<i>Contract Finders</i> ☐	<i>Supplier:</i>		