

## **PROPOSAL FOR PURCHASE OF GLEBE LAND, LURGASHALL**

### **CURRENT ARRANGEMENT**

The Glebe Land is subject to a lease between (1) Chichester Diocese and (2) two individuals, currently Gary Prentice and Francis Dillon-Thiselton, acting as trustees for Lurgashall Football Club ("LFC"), an unincorporated Members' Club

The purpose of the lease is to enable Lurgashall Football Club to play football on the field

The rent is £114 per annum, payable in advance on 1<sup>st</sup> January each year

The lease can be terminated by either party giving the other one year's notice.

The running costs of maintaining the field are £500 to £700 per annum

The Football Club has a bank balance of some £1,400 at present

### **PROBLEMS WITH CURRENT ARRANGEMENT**

Football is no longer played, mainly due to the demise of Lurgashall FC in about 2002. Football was briefly played during 2008 and 2009 by Northchapel FC ("NFC"), when they had two adult and three junior sides, but that was, strictly speaking, outside the scope of the lease which specifically identifies LFC as the organisation allowed to play football. However, due to the demise of one adult and two junior teams, NFC now has no further need for the pitch. So now there is no football played by anybody, which leaves the tenant not fulfilling its main obligation

In other respects, the lease obligations are being met, and to the general satisfaction of the Diocese

Should the Diocese wish, for their own purposes, to serve notice on the tenant (eg because it wishes to realise a considerable sum by disposing of the land to allow for the construction of a number of executive houses), Lurgashall FC would be powerless to prevent it, as indeed would the community of Lurgashall

Because the purpose of the lease is restricted to the playing of football (and by a now dormant organisation), there is no scope to be able to use the field for other sporting or recreational uses, eg a cricket net or establishment of a bowling green

Further, the limit of only a 12 month term restricts the capability of obtaining public funds (eg local authority, Sport England, Olympic Legacy or whoever) for helping to finance the cost of such enhancements

### **PROPOSED SOLUTION**

- That a trust (or similar) to be called "Lurgashall Recreation Association" (or similar – name to be agreed) be established with the objects of enabling facilities to be acquired for the purposes of providing recreational facilities in the environs of Lurgashall
- That this organisation be registered as a charity with the Charities Commission. There are a number of benefits, one of which shall be enabling gift aid tax relief to be obtained on donations received
- That this organisation, and its assets, shall be maintained for the benefit of the community. Any financial gains subsequently realised, including on dissolution, shall be for the benefit of the community, and NOT for any individual(s)
- That its first activity shall be to acquire the freehold of the Glebe land from the Diocese. The proposed purchase consideration has been underwritten by a resident of Lurgashall, by means of a loan, part of which will be converted to a donation. Once established with the freehold purchase complete, donations and grants shall be sought from individuals, trusts and local authorities to replace the loan
- That the organisation contributes towards the legal costs of the Diocese, and funds its own legal costs (TBA). These will be paid either from LFC's own funds or by means of a grant from the Fete Committee (still to be sought)
- The structure of the organisation will observe the following guiding principles
  - It will be completely transparent
  - It will be managed by a board of trustees, drawn from the community of Lurgashall, perhaps 10-12 in number
  - The trustees shall have responsibility for determining how the field is to be used.
  - No remuneration to Trustees, except reimbursement of out of pocket expenses
  - Consideration will need to be given as to appointment of trustees, and their accountability. Such matters to be considered include

- AGM open to all residents each year
- Accounts to be “audited”, published, and filed with relevant authorities
- There has been a working party of 7 individuals established under the auspices of LFC to move this project forward. It is suggested that they become the first trustees
- That LPCC has the right to appoint one of the trustees. This principle could be extended to other bodies in Lurgashall, eg LPC
- That there will be a public meeting convened at a suitable time to inform the wider community of these proposals.

KMC  
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