
**NEW LEASE TO PEEBLES TENNIS CLUB, SPRINGHILL ROAD,
PEEBLES**

Report by Service Director Assets & Infrastructure

PEEBLES COMMON GOOD SUB-COMMITTEE

25 May 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report updates the Peebles Common Good Sub-Committee on the current lease with Peebles Tennis Club and seeks their approval for a new lease and to carry out tree works at the tennis courts.**
- 1.2 Peebles Tennis Club was granted a 25 year lease in 2000 for the lease of the tennis courts and clubhouse at a rent of £1 if asked.
- 1.3 The Club have plans to renovate the tennis courts and clubhouse but require a longer lease in order to raise the grant funding.
- 1.4 The tall Cypress trees are causing problems and it is proposed to replace them with a hedge.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Peebles Common Good Sub Committee authorises the granting of a new 25 year lease to Peebles Tennis Club on terms to be agreed with the Estates Manager which will include a rent of £1 if asked and consent for the Club to carry out works to the trees around the tennis courts.**

3 BACKGROUND

- 3.1 Peebles Tennis Club has been running since at least the 1930s. The land at the tennis courts was sold by Sir Duncan Hay of Smithfield to the Council in 1923. The most recent lease commenced in May 2000 for a 25 year period.
- 3.2 The Tennis Club are currently looking to upgrade the three blaes courts to an all weather surface, improve the clubhouse with new disabled access and carry out felling and replanting work on the trees next to the courts.
- 3.3 In order to raise the funding for the renovations the tennis club requires a longer term security of tenure. The current lease has 9 years remaining and so a new lease is required before funding requests can be submitted to bodies such as Sport Scotland and/or the Lawn Tennis Association.
- 3.4 It is proposed that the terms of a new lease would be in line with the terms of the current lease. These are a rent of £1 if asked, a 25 year term and the tennis club being responsible for all repairs and maintenance. The subjects of let will remain the same as the current lease. (See Appendix A – attached plan)
- 3.5 The trees around the tennis courts are within the subjects of lease and therefore the tennis club are responsible for them. The trees are subject to a Tree Preservation Order. A neighbouring resident has complained about the tall Cypress trees shading her house. The trees are mature and the roots now encroach onto the courts. It is proposed to fell the 8 Cypress trees and replace them with a combination hedge of blackthorn and hawthorn. The maintenance of the hedge will be the responsibility of the tennis club. The tree work can be co-ordinated with the work to renovate the courts.
- 3.6 The tennis club submitted an application to the Council for the proposed work to the trees and the Council's Tree Officer has no objections to the tall trees being removed. (Appendix B - attached letter)
- 3.7 The Tennis Club have employed architects, D&H Farmer, to progress the proposed upgrade to the courts and clubhouse including any planning permissions required. They hope to have the renovation work carried out by April 2017.

4 PROPOSAL

- 4.1 It is proposed to issue a new lease to Peebles Tennis Club and to grant them consent to carry out the felling of the tall Cypress trees and plant a new hedge as a replacement for the Cypresses.

5 IMPLICATIONS

5.1 Financial

There are no financial implications to the Peebles Common Good Fund but a renovation of the tennis courts will add to the sport facilities in Peebles.

5.2 Risks and Mitigations

If a new lease is not granted the Tennis Club will find it difficult to raise the funds to renovate the courts and clubhouse.

5.3 Equalities

There are no adverse equality implications.

5.4 Acting Sustainably

There are no effects on the economic, social or environmental aspects contained in this report.

5.5 Carbon Management

There are no effects on carbon emissions as a result of the proposal in this report.

5.6 Rural Proofing

This report does not affect the Council's rural proofing policy.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

Approved by

Martin Joyce
Service Director Assets & Infrastructure

Signature

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Background Papers: None

Previous Minute Reference: None

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