

TO LET

RECREATION GROUND SUITABLE FOR SPORTS USE, HIGHER LIME, LIMEHURST VILLAGE, OL8 3NL



FORMER SITE OF FOOTBALL PITCHES AND CHANGING ROOMS, MEASURING CIRCA 12.4 ACRES

Misrepresentation Act: These particulars are set out as guidance for the intending purchaser or tenant and do not constitute any part of an offer or a contract. All statements made in these particulars are made without the responsibility of the Council and while all descriptions, dimensions and other statements given in these particulars are believed to be correct and are given in good faith, none of the statements contained herein may be relied upon as a statement or representation of fact. Any intending tenant must satisfy themselves by inspection or otherwise of the correctness of any statement contained in these particulars. The property is offered subject to contract and to still being available at the time of the enquiry and no responsibility can be accepted by the Council for any expense incurred.

Invest in Oldham

Oldham is an attractive place to live and work between Manchester City Centre and the Peak District countryside.

A place of ambition and change, Oldham benefits from:

- A population of 224,900 which is diverse, young, and growing
- Excellent transport links via the M60/M62 motorway, train and Metrolink networks
- Over 101,500 registered businesses within a 30 minute drive time catchment
- Brand new, state of the art schools, leisure facilities and award winning parks
- A wide choice of quality housing across both urban and rural communities.

The Opportunity

Oldham Council is looking for a local sports club to help develop, and take on the management of, a new sports facility at Higher Lime, Limehurst. The facility would be developed on vacant land (previously used as football pitches and changing rooms).

The sports club would be given a lease from the Local Authority when the development is completed. The sports club would then be responsible for managing and maintaining the facility throughout the term of the lease.

Our Offer

Oldham Council is committed to developing the right partnerships to support the economic growth of Oldham and its role within the Manchester City region.

A wealth of opportunities for developers and investors are set out in our website - www.investinoldham.com.

We'll work with you to help minimise risk and speed up the delivery of ambitious, high quality developments. Our offer includes:

- A dedicated team ready to work with investors, developers and operators
- A partnership approach to development with a fast no-nonsense attitude.
- Advice and assistance in understanding the local market, demographics and economic drivers.

Section 1 - Background

Oldham Council has been successful in obtaining outline planning permission for a residential led development scheme at the Lancaster Club, Broadway, Failsworth (PA/332371/12). Further details of the application are available via the following internet link;

http://planningpa.oldham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_OLDHA_DCAPR_47179

The Lancaster Club site currently provides a range of sports pitches and in order that these facilities are protected within the Borough, the Council are proposing to upgrade a vacant piece of land at Higher Lime, Limehurst Village (see **Appendix One**) to form a replacement sports facility.

The Council would like to upgrade the vacant piece of land at Higher Lime in conjunction with a local sports club who, upon reinstatement of the sports pitches, would be given a lease from the Local Authority. The sports club would then be responsible for managing and maintaining the facility throughout the term of the lease.

Section 2 - Current Position

Following consultation with Sport England, the Council have agreed a programme of works which if implemented, would provide a suitable replacement for the facilities 'lost' as part of the development of the Lancaster Club site. However, it is recognised that any football clubs interested in the facility will have specific requirements for the site based on individual need and standards set by the Football Association.

As such, rather than developing generic football facilities on the Higher Lime site, it is proposed that the Council will provide funding of upto £500,000 (five hundred thousand pounds) as a contribution towards the agreed works and specific requirements of the end-user.

The Football Association have also expressed initial support to the proposals and could therefore be in a position to financially contribute to the scheme in order to develop an enhanced facility in the area. It is expected that any third party funding, the Council's £500,000 contribution and any funding which could be generated by the preferred sports user, would be pooled to help fund the works.

Higher Lime

The site itself (see **Appendix One**) measures circa 12.4 acres and was previously used as sports pitches until circa 2001. Since this time, due to falling demand, the changes rooms were demolished, the site was abandoned and the land has been left to become more naturalised.

As part of the work with Sport England, the Council were asked to demonstrate how the site at Higher Lime could be developed. A proposal was sketched as part of the Sports Impact Assessment submitted in support of the original Lancaster Club application and this is shown in **Appendix Two** (if required, a copy of this plan can be made available as a .dwg file format). The proposal shows that the following layout could be accommodated on the subject area of land;

- An adult grass football pitch (100m x 64m) for senior matches.
- An adult grass football pitch (96m x 55m) for U17 and U18 matches.
- An adult grass football pitch (82m x 45m) for U13 – U16 matches.
- An intermediate grass football pitch (64m x 36m) for 9 v 9 matches.
- Changing pavilion.
- Car park
- Expansion land sufficient for two grass mini pitches.

A plan showing a possible layout of the changing facilities and potential expansion space for an additional clubhouse - which is believed to comply with the Sports England document, ["Pavilions and Clubhouses"](#) and the Football Foundation document ["Changing Accommodation"](#) - is attached as **Appendix Three**.

However, subject to approval from Sport England, the Council are happy to consider an alternative, bespoke mix of pitch space and changing facilities which would be tailored to the individual requirements of the end-user.

When assessing the suitability of the land at Higher Lime as a replacement for the existing pitches at the Lancaster Club, the Council procured the services of a specialist turf consultant, White Horse Contractors. Following intrusive site investigation works, White Horse Contractors prepared a series of documents which a) outlined the existing condition of the Higher Lime site and b) a schedule of works, that could be used by pitch and drainage contractors for pricing purposes in a competitive tender exercise. This information would be made available to the successful bidder upon initial selection and a partnership arrangement being agreed.

Section 3 - Tender Considerations;

The Council would intend to select a sports club based on the selection criteria detailed in Section 4. In submitting an offer to the Council, it is envisaged that the organisation would be able to work to the following, **indicative** timetable;

- Submission of offers – 22 August 2014.
- Review of offers – 11 September 2014.
- Selection of football club – 25 September 2014.
- Review of development requirements and liaison with Sport England / Football Association – 29 October 2014.
- Architect Commission – 5 November 2014.
- Submission of reserved matters application – 26 November 2014.
- Planning Committee – 31 January 2015.
- Preparation of tender documents for appointment of pitch contractor – 31 January 2015.
- Appointment of pitch contractor – 30 February 2015.
- Completion of pitch works – 31 October 2015.

Upon completion of the works, it is envisaged that the Council would enter into a lease on the following main terms and conditions;

1. The lease to be for a maximum term of 25 years. The lease will commence upon Practical Completion of the works at Higher Lime.
2. The rent will be collected quarterly in advance.
3. There would be a rent review, to open market value, at the end of each fifth year of the term.

4. In order to secure planning permission for the redevelopment of the Lancaster Club, it has been necessary to make re-provision for the existing users of the site. Therefore, the lease will retain a right for the Council to nominate a football team who will have access to a senior sized pitch and changing facilities (which will be developed to accommodate a minimum of Step 7 football) once a week. In accommodating this use, the lessee would be able to charge a reasonable hire cost.
5. Under the provisions of the lease, the tenant would be responsible for all rates, insurance, repairs and maintenance. The maintenance would be to the satisfaction of the Council acting reasonably.
6. The tenant would not be able to assign the lease without the express prior permission of the Council. The tenant would not be able to sub-let the lease although, hire of the facilities (on an ad-hoc or block booking basis) would be permitted.
7. The land would be used as a sports pitch and changing room only. Only uses reasonably ancillary to the main sports uses would be permitted in the changing room but, for the avoidance of doubt, subject to obtaining the necessary consents, this would include the sale of food and drinks.

Section 4 - Selection Criteria;

The Council are seeking offers from a sports club on the basis of the terms and conditions outlined within the course of this information document. Offers received by the Council would be scored on the basis of the following selection criteria assessed by a panel containing representatives of the Council and Football Association;

1. Annual rent (20pts)
This would be the annual rent that you would be prepared to pay the Council for the exclusive use of the site. Please note, that this does not include Business Rates or other outgoings that might be required under the provisions of the lease. Whilst the Rateable Value of the proposed development is yet to be determined, sports clubs should be aware of the [Community Amateur Sports Club](#) tax relief scheme.
2. Distance from Higher Lime (15pts)
The Council are keen to develop a facility for a local sports club with players who reside within the Borough. Therefore, teams currently based within Oldham will receive a minimum of 10 points.
3. Level within the football tier (5pts)
The Council recognise that the spectator and site requirements to play higher level football can often be a barrier to securing a site. As such, teams in the higher levels of the football tier will be awarded more points.
4. Number of teams and players within the football club (15pts)
The Council are keen to ensure that any end-user has a bonafide requirement for a facility of this size and are an inclusive organisation. Therefore, details should be provided regarding the numbers of members within the organisation, the age range of the teams, whether disabled or women's teams are provided etc. (15pts).
5. Experience of managing a sports facility (15pts)
The Council are investing a significant amount of time and money into developing what would become a bespoke, state of the art sports facility.

Having spent these resources working with an end user and granting a lease, it is essential that the Council can remove itself from the day to day management of the land and that the lessee can successfully operate from the site. As such, the Council are keen to understand that any interested party fully understands the responsibilities and cost of running such a facility through the use of direct examples where possible.

6. Ability to pay rent, insure and maintain facility (10pts)

The Council require certainty that, any organisation submitting an offer, has the financial stability to pay all outgoings on the land. Typically, a good submission will include accounts, bank statements, references from existing landlords or lenders etc.

7. Has the sports organisation been displaced as a result of any Council or private sector redevelopment scheme (5pts)

The Council are aware of organisations who have traditionally been based within the Borough and continue to draw players from the Borough who are having to play 'out of town' due to the fact that suitable facilities are not available at this time. As such, it is important that the Council recognise and support clubs who are effectively homeless, or at the risk of becoming homeless.

8. Contribution towards development of Higher Lime facility, offer of grants from third parties (10pts)

The Council are keen to participate in the development of the best facility possible. As such, if an organisation has access to funding – that could be pooled with the Council's contribution – then this would help to develop a stronger and better quality facility. As the Council funding is available to support capital works, any sports club contribution could help fund initial revenue costs.

9. Other (5pts)

The Council would welcome any other supporting information that demonstrates why the Council should select a given sporting organisation. This could include a commitment to allow controlled public access onto the site, an undertaking to carry out work within the immediate community etc.

Section 5 - Offer

Any interested party should look to attempt all questions if possible. However, an interested party should not be deterred from submitting an offer to the Council if all of the listed selection criteria does not apply to their organisation. The scoring of the submission is weighted as outlined in Section 4 and the Council would look to progress what is considered to be the most advantageous offer based on the overall scoring.

Offers should be submitted in writing and received by the Council no later than 12 Noon on Friday 22 August 2014. Along with the supporting information, the form attached in Section 6 should be completed and returned. Offers which are late would not be considered. Offers should be sent in a plain envelope and addressed to Mark Prestwich at the address below.

Any queries or questions should be directed to the responsible officer;

Mark Prestwich BSc.(Hons) MRICS
Strategic Regeneration
Oldham Council
Level 3, Civic Centre
West Street
Oldham
OL1 1UH
T; 0161 770 1660
E; mark.prestwich@oldham.gov.uk

Section 6 – Tender Return (complete and return with tender submission)

APPLICATION FOR LEASE OF PREMISES (1)

PROPERTY ADDRESS:

Recreation Ground, Higher Lime, Limehurst Village, OL8 3NL

FULL NAME (INCLUDING TRADING NAME IF APPLICABLE):

ADDRESS:

POST CODE: _____

TELEPHONE NUMBER: _____

MOBILE TELEPHONE NUMBER: _____

DATE OF BIRTH / DIRECTORS DATE OF BIRTH: _____

COMPANY SECRETARYS DATE OF BIRTH: _____

NAME AND ADDRESS OF BANK / BUILDING SOCIETY (TO WHOM REFERENCE APPLICATION MAY BE MADE):

NAME AND ADDRESS OF TWO PERSONS (TWO WHOM REFERENCE APPLICATION MAY BE MADE):

1. _____

2. _____

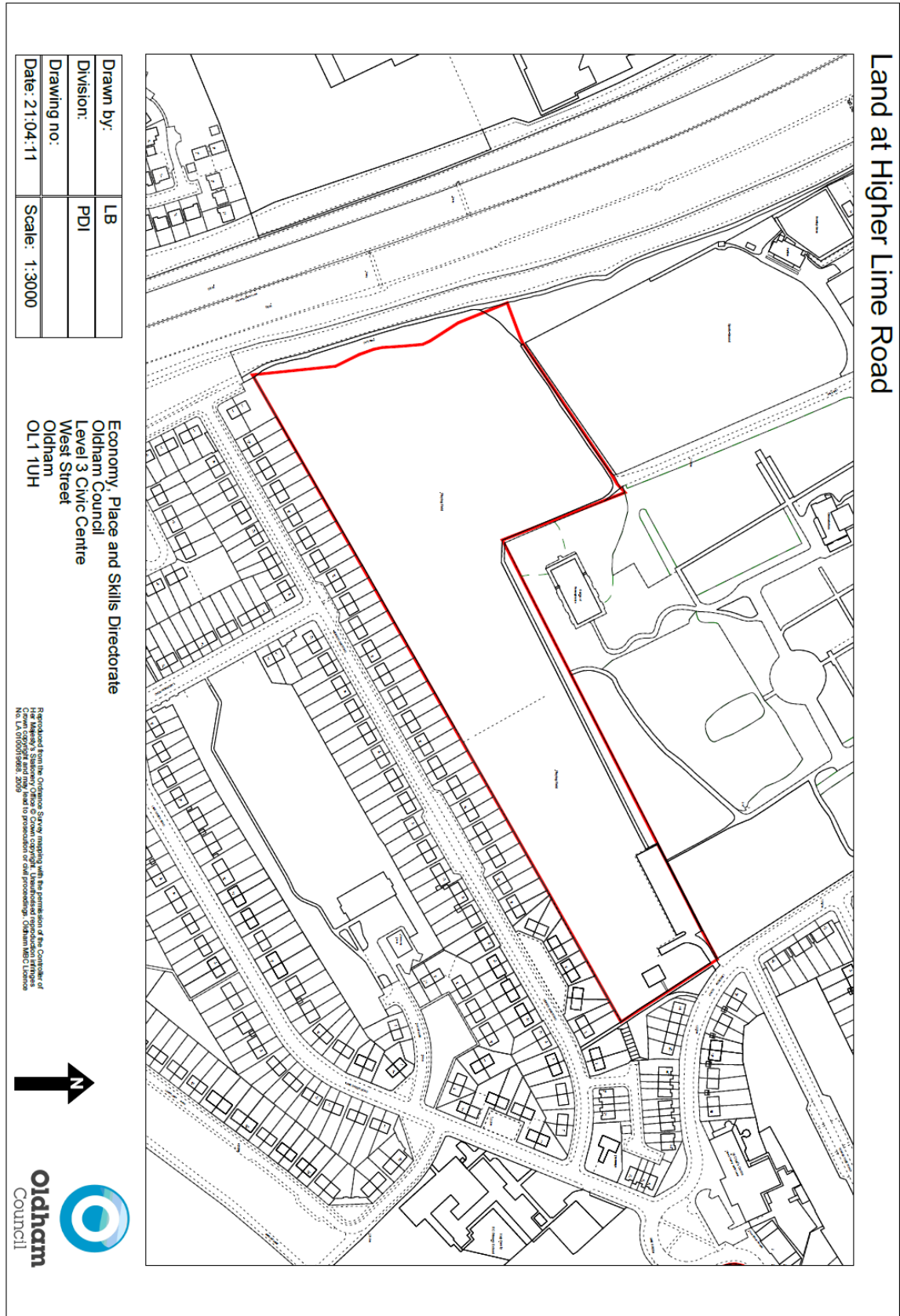
NAME AND ADDRESS OF SOLICITOR (IF APPLICABLE):

YEARLY RENT SUM OFFERED:

SIGNED: _____

DATE: _____

Appendix One



Appendix Two



Appendix Three

Sketch
scheme
for
production:
"HIGHER LINE"

