






ATC Property Tenancy Report (October 2021)

The following report was based on information available to the Town Council and is provided as part of the ongoing 'root and branch' review of the council's operations, and in preparation of a tenancy review.

Cllr Philip Leslie
Chairman of Attleborough Town Council

Site Name	Town Hall Bar
Location	Town Hall, Queens Square, Attleborough, NR17 2AF
Property Description	Licensed bar in Town Hall. 
Tenant	Adam Cossey (Ace Bars)
Usage	Operate bar in Town Hall
Agreement Term	14 Nov 2017 to 13 Nov 2020
Income per Annum	£160 per event
Rent Review	Lease has expired
Services Included	Water & Electric
Maintenance	Town Council responsible for building and the tenant for equipment
Other Information	


Site Name	Car Parking Area off Dairy Farm Court
Location	Rear of Fairfield, High Street, Attleborough, NR17 2BT 
Property Description	Rectangular piece of land accessed via Andy Free Ltd. Land is 981 sq ft 
Tenant	Andy Free Ltd
Usage	Car parking for the business purposes of the tenant
Agreement Term	5 years from 1 September 2014
Income per Annum	£400
Rent Review	Lease has expired
Services Included	None
Maintenance	Tenant responsible for maintenance
Other Information	Andy Free offered to buy the land in 2020 but the offer was rejected following a valuation which valued the land higher than Andy Free was prepared to pay. No further action has been taken to date.

Site Name	The Pavilion
Location	The Recreation Ground, Thieves Lane, Attleborough, NR17 2AP 
Property Description	Detached single storey sports pavilion style building and yard (with rights of access). Main nursery is 959 sq ft and ancillary is 313 sq ft. Total is 1,272 sq ft 
Tenant	V Dale & J C Hood (Pavilion Nursery)
Usage	Pre-school nursery and crèche
Lease Term	25 years from 29 Jun 2016 (Option to extend the lease by 10 years to 2051)
Income per Annum	£525
Rent Review	Every 3 years (overdue from 2019)
Services Included	None
Maintenance	Tenant responsible for maintenance
Other Information	The tenant has renovated the building with Town Council approval.


Site Name	Recreation Ground Bowling Green
Location	The Recreation Ground, Thieves Lane, Attleborough, NR17 2AP 
Property Description	Rectangular parcel of land which the tenant has erected a basic timber pavilion (with rights of access over the grass from Thieves Lane). Land is 15,022 sq ft 
Tenant	The Trustees of Ladies & Gaymers Bowls Club
Usage	Outdoor lawn bowling and club house
Agreement Term	7 years from the 1 April 2019
Income per Annum	£110
Rent Review	1 April 2024
Services Included	None
Maintenance	Tenant responsible for maintenance
Other Information	Agreement states the tenant is to remove all buildings at termination.

Site Name	Bowling Green & Club House
Location	<p>Club House and Green, Station Road, Attleborough, NR17 2AS</p> 
Property Description	<p>Bowling green and club house, which was erected by the tenant with the agreement of the Town Council, accessed via Station Road.</p> <p>Land is 24,470 sq ft</p> 
Tenant	Connaught Bowls Club
Usage	Outdoor and indoor lawn bowling and associated activities
Agreement Term	1 January 2009 to 31 March 2025 (Option to extend the lease by 16 years to 2041)
Income per Annum	£770
Rent Review	Every 5 years (overdue from 2019)
Services Included	None (Tenant to contribute towards upkeep of gate and roadway)
Maintenance	Tenant responsible for maintenance
Other Information	

Site Name	Scout Hut
Location	Scout Hut, The Recreation Ground, Thieves Lane, Attleborough, NR17 2AP 
Property Description	Elongated and irregular-shaped piece of land which includes a basic detached building and an open area of grass, accessed via Station Road. Basic store is 676 sq ft and the land is 17,219 sq ft 
Tenant	The Scout Association Trust Corporation
Usage	Scout and other club activities
Agreement Term	25 years from 1 October 1991. The Council agreed to extend this by 25 years (to 2041) on the 21 November 2016, with rent in line with Bowls Club. No formal agreement is signed.
Income per Annum	Nil (The Council resolution in November 2016 has not resulted in any rental income to date)
Rent Review	Every 4 years (overdue from 2020)
Services Included	None (Tenant to contribute towards upkeep of gate and roadway)
Maintenance	Tenant responsible for maintenance
Other Information	The main building (Scout Hut) is owned by the tenant, as is the climbing wall.

Site Name	Attleborough Football Club Building
Location	<p>Social Club, Station Road, Attleborough, NR17 2AS</p> 
Property Description	<p>Detached two-storey building accessed via a shared driveway from Station Road comprising of a social area upstairs and changing facilities / storage downstairs (rights of access and parking on allocated area).</p> <p>Ground floor is 1,558 sq ft and first floor is 1,524 sq ft. Total is 3,082 sq ft</p> 
Tenant	Trustees of Attleborough Football Club
Usage	Social club, changing rooms, toilets, and storage
Agreement Term	25 years from 21 June 1982 (Option to extend the lease by 16 years to 2023)
Income per Annum	£520
Rent Review	Every 4 years (overdue from 2019)
Services Included	None (Tenant to contribute towards upkeep of gate and roadway)
Maintenance	Tenant responsible for maintenance
Other Information	The tenant has extended and renovated the building with Town Council approval.

Site Name	Recreation Ground Playing Fields
Location	The Recreation Ground, Thieves Lane, Attleborough, NR17 2AP 
Property Description	Playing fields on the Recreation Ground. 
Tenant	Attleborough Football Club
Usage	Football training, matches and associated activities
Agreement Term	No agreement in place
Income per Annum	£250
Rent Review	No agreement in place
Services Included	None
Maintenance	n/a
Other Information	

Site Name	Gaymers Meadow Land and Playing Fields
Location	The Recreation Ground, Thieves Lane, Attleborough, NR17 2AP 
Property Description	Site of football club owned changing facilities / storage on Gaymers Meadow field and use of playing fields. Land for portacabin changing rooms and storage is 1,894 sq ft 
Tenant	Attleborough Football Club
Usage	Portacabin changing facilities, storage of equipment and football training/matches
Agreement Term	No agreement in place
Income per Annum	£110
Rent Review	No agreement in place
Services Included	None
Maintenance	Tenant responsible for maintenance
Other Information	No structure to be erected except a demountable temporary structure.