



1. Purpose

To seek Council approval for proposed Heads of Terms for an operational lease between Batheaston Parish Council (BPC) and Batheaston Sports Foundation (BSF), enabling the development and long-term operation of sports facilities for the benefit of residents.

2. Background

Batheaston Parish Council (BPC) owns land designated for recreation within the parish, on Coalpit Road, extending up to the Playground (see appendix for rough plan).

BPC has established Batheaston Sports Foundation (BSF) as a Charitable Incorporated Organisation to secure external grant funding as the responsible body and operate the facilities develop and operate sports and leisure facilities for the long-term benefit of Batheaston residents.

The proposed arrangement is designed to meet these requirements while retaining Council ownership and oversight.

3. Proposal

The outline of the proposal is that:

- BPC grants BSF a long-term lease (anticipated 50–99 years) at a peppercorn rent.
- BSF operate the facilities on a not-for-profit basis for community use.
- BSF qualifies as lead organisation to apply for major grants and seek donations
- BPC would retain the freehold, provide an annual financial contribution, and retain strategic oversight
- BSF leads the design and development of facilities.

4. Development Responsibilities (BSF)

- BSF will lead design and development of facilities.
- BSF will apply for and manage grants, donations and funding.
- BSF acts as the accountable body for capital funding.
- Development expected to commence within a timeframe to be agreed with BPC.

5. Operation and Community Benefit

- BSF will operate the facilities on a not-for-profit basis.
- Facilities must:
 - prioritise Batheaston residents and community groups;
 - be accessible and inclusive;
 - reinvest all surpluses into the facilities.
- This aligns with BSF's charitable purpose to provide sport and recreation for local inhabitants.¹

¹ [Batheaston Sports Foundation - constitution - resubmitted 2025-03-12.pdf](#)

6. Financial Arrangements

BPC will make an annual payment to BSF (amount to be agreed) to support the sustainable operation of facilities, to cover:

- maintenance;
- staffing;
- community use.

BSF is expected to seek external funds from grant-awarding bodies and donors.

7. Maintenance and Insurance

- BSF responsible for full maintenance and upkeep of facilities.
- BSF responsible for insurance and lifecycle management.

8. Governance and Reporting

BSF will provide an annual report to BPC covering (inter alia):

- finances;
- usage and community benefit;
- future plans.

There will be regular liaison between BPC and BSF.

BSF will publicise its activities to residents and other stakeholders.

9. Protections for Both Parties

If BSF fails or departs from its purpose, BPC can intervene or terminate the lease. If BPC changes strategy, BSF is protected through lease rights and investment safeguards. Assets remain for community use.

10. Asset Protection

The lease will ensure that all facilities remain for community benefit.

On termination of the lease, for whatever reason management of assets either:

- returns to BPC for community use; or
- transfer to a similar charitable organisation.

11. Next Steps

- Council agreement to Heads of Terms
- Drafting of full lease by solicitors
- Alignment with funding applications and business case.

Richard Maccabee

Parish Clerk and Responsible Finance Officer

17th June 2026