**Playing Field and Pavilion Rental**

**Proposal to Parish Council Meeting 10th February 2025 V2**

This proposal is in response to a request from WPFC to move to a simpler, “pay as you go” pricing for rental and accommodate the increasing demand for use of the Pavilion by other football teams. It has been discussed with Cllr Woodman as a member of the PFWG, and the Clerk, other members of the PFWG not being availalable. It has been written by Cllr Nicol.

**Background**

Since the council made a long-term rental agreement with Wittering Premiair FC (WPFC) on the basis of them having 2 teams and playing roughly weekly over a 9 month season, WPFC have lost a team and consequently a large proportion of their income. WPFC have now requested that the PC amends their agreement to change from a regular charge of £300 per month plus utilities as used, (less £100 credit against work done in kind), to an all-inclusive, match by match charge.

At the same time, other local village football teams (primarily Ketton and Empingham) have made increasing use of the pitch and pavilion on an “ad hoc” hire basis, the pricing for which was set at £75 per day, (£300 divided by 4). Sometimes more than one match has been played on one day.

The 2025-6 PC Budget assumes an annual income from hirers of £3,150.

Cleaning of the Pavilion and opening and closing have been managed by WPFC directly, at no extra charge. The PC has to pay the Grounds Maintenance Contractor (GMC) to open and close for teams other than WPFC. The council does not employ a cleaner.

**Costing Principles we have followed:**

1. To identify costs associated with the ongoing use of the Pavilion and Playing Field and develop an all-inclusive pricing structure for hirers that is fair and ensures that the Parish Council maintains its planned level of income.
2. Develop a pricing structure that is clear and unambiguous and so avoids unnecessary debate and discussion over hires, and enables other clubs/users to hire simply.

**Cost Allocation**

The whole area of cost (especially overhead) allocation is fraught with difficulty- drawing a line between the hirers’ share of major costs of grass mowing, GMC time and clerk time, for example, are subject to debate and judgement and are complicated further by the definition of hirers according to their affiliation to the village. In the end these overhead costs would be incurred by the council anyway and are budgeted for.

On the other hand, some costs are directly attributable to the “match by match” use of the facility. These are primarily water, electricity, cleaning, and open and close charges if incurred.

**Recommendation**

***We recommend charging WPFC and other football teams £75 for a single match on a single day and £100 for two on a day,*** including utilities. Note:

* Excludes cleaning and opening and closing charges, neither of which are budgeted in costs or income).
* If the GMC has to open and close we would charge £15 extra
* If cleaning was required a further £50 charge would apply. Cleaning would be a club responsibility with a £50 deposit required in advance, to be forfeited if the pavilion was left in a condition unacceptable to the next hirer.

Excluding “open and close” charges (which are not budgeted for as cost or income) this raises £2025 per annum based on 27 single match days per annum (average 3 per month over 9 months). Note: WPFC agreement allowed for 40 matches per season. If there were 2 matches on one day, income would be higher but this is hard to predict.

**Impact on Addida Cricket Club**

We have an existing agreement with Addida and they have yet to start playing. As such we don’t propose to change the charge (£200 per month net) but would add a flat Utility Charge of £50 per month.

Altogether with the assumptions above this would raise £3025 per annum. Just 3 days of 2 match days would then bring the total to £3,150, the budgeted income level.

Alongside this proposal we recognise that space in the calendar needs to be left for grass to recover and for casual games to be played (notwithstanding the fact that a smaller junior football pitch with goals remains available when the main pitch is in use). We therefore further propose that a limit of 5 football games per month on the main pitch and 4 on the junior pitch (9 month season) in total be applied. As Landlords we reserve the right to declare the pitch unfit for use, the referees have the final decision.

None of this has been proposed to the teams yet; with the agreement of the council we will now do that and negotiate the implementation.

Tim Nicol

3rd Feb 2025