02 December 2021

Mr Duncan Sharkey

Chief Executive  
Royal Borough of Windsor and Maidenhead  
Town Hall

St Ives Road  
Maidenhead SL6 1RF

Dear Duncan

Cllr David Hilton has discussed with you the frustration our Parish Council has experienced regarding the renewal of a lease for the South Ascot Recreation Ground which expired in 2012 (copy attached). The land owner (The Sunninghill Trust) has offered a lease of seven years, which is too short to allow the Parish Council to responsibly invest in improvements to the ground and its facilities.

The reasons given for only offering a seven-year period are that the Trust does not wish to spend charitable monies on a land valuation and they believe there is a legal complication in offering us a longer lease term.

I understand that you would be prepared to provide assistance by leasing the land and sub-letting it the Parish Council. Cllr Hilton passed on to me your request that I write a formal letter setting out exactly what we would like the Borough to do on our behalf. This is as follows:

* RBWM to enter negotiations with The Sunninghill Trust to lease the land shown in drawing EO2932 and the original lease map (both attached herewith) and sub-let it to Sunninghill & Ascot Parish Council. (The Parish Council has plans to improve the facilities at the recreation ground and would like the lease to run for a minimum of 25 years);
* Agree an annual rental for the land;
* Agree a realistic maintenance schedule (SAPC current schedule attached);
* Agree, subject to planning, the consultation process between the Parish Council and Sunninghill Trust on any parish proposed developments on the land, with the expectation that agreement on proposals will not be unreasonably withheld.

There are two further points, which will need to be agreed upon by our councillors, but I don’t wish them to stand as a deal-breaker:

* The Parish Council agrees to pay for the land valuation;
* The Parish Council agrees to pay Sunninghill Trust’s reasonable legal fees.

Please let me know if I can clarify any matter further. The Parish Council will be extremely grateful to RBWM for bringing this long outstanding matter to an amicable and timely close.

I look forward to hearing from you with regard to scope and timescale.

Yours sincerely



Allison Sharpe (Cllr Mrs)

Chairman

Attached:

Original Lease, expiring 2012

Original Lease Map

RBWM Drawing EO2932

SAPC Maintenance Schedule

cc: Cllr David Hilton, RBWM

Mrs Helen Goodwin, Clerk to SAPC