Agreement with Amber Valley Rugby Club

Date – to be confirmed.

Representatives:

Kyle Johnson and Roger Carter, on behalf of The Landowners

Bob Toth and TBA, on behalf of AVRFC

Amber Valley Rugby Club – to be granted a 100-year lease, with the following rent agreements:

Years 1 to 5 – Free of Charge

Years 6 to 10 - £3,000 per annum

Years 11 to 15 - £3,300 per annum (10% increase)

Years 16 to 20 - £3,630 per annum (10% increase)

Years 20 onwards – subject to an Increase equivalent to the Retail Price Index

Current Rugby Facilities

2-storey Clubhouse, with 4 Changing Rooms and separate showers, with a 1st Floor Social Room

The building is now in poor repair, with significant defects, poor insulation and high running costs, plus – the Shower and Toilet facilities are completely inappropriate for Rugby in the 2020's: no proper disabled facilities, and little provision for Juniors and Ladies.

Playing surfaces: 2 full pitches laid to grass, with an infill area used for Training. Main pitches can't be used for training, as this damages the playing surfaces.

Existing 25-year Lease, which ends in January 2027, with no provision for extension.

Rugby Club Development

Rent to be paid by Member Subscription and Club Management. Rent as set out above – is considered to be affordable by The Rugby Club.

Provision provided within the New Rugby Club construction for:

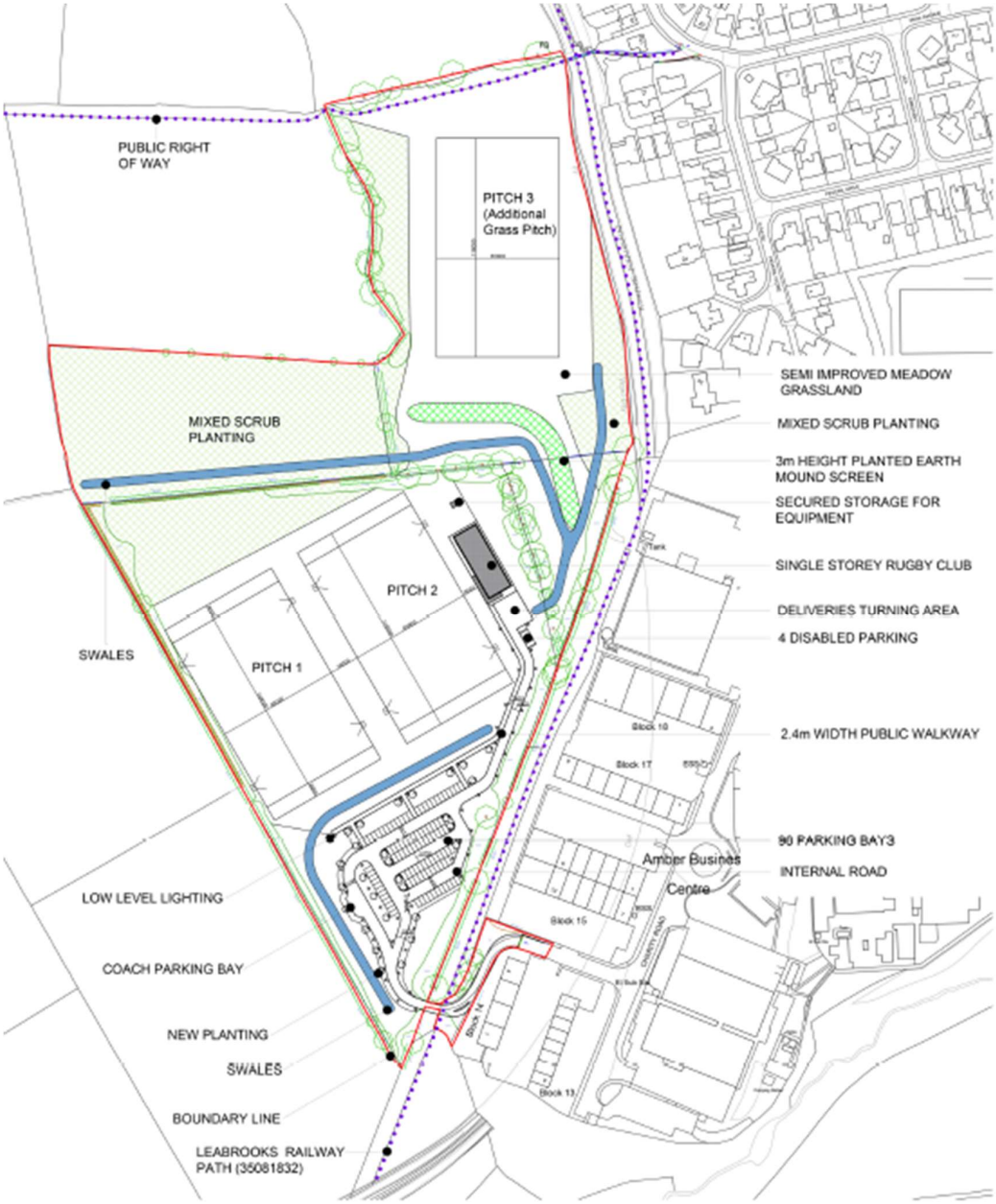
Club Room and 4 Changing Rooms, 2 Pitches (Pitch 1&2) and a Training Area at Pitch 3, and associated Access and Parking

Foundation legs to be incorporated into the New Build, of the first 2m of foundations – to enable future construction of 2 additional changing rooms at Club House to proceed.

Initial Building to be constructed with suitable connection points, openings, etc., to allow for Extension.

Fundraising and Sponsorship to pay for the Extension to begin within 3 years, by Members, and works to proceed as soon as possible, and as soon as Funds have been raised.

As part of the New Build Construction works by The Landowner, the '3rd Pitch Area' will be prepared and laid to grass, with Training standard floodlighting, for training purposes only. The area will be suitable to become a 3rd Pitch in due course.


PUBLIC RIGHT OF WAY
PITCH 3 (Additional Grass Pitch)
SEMI IMPROVED MEADOW GRASSLAND
MIXED SCRUB PLANTING
MIXED SCRUB PLANTING
3m HEIGHT PLANTED EARTH MOUND SCREEN
SECURED STORAGE FOR EQUIPMENT
PITCH 2
SINGLE STOREY RUGBY CLUB
DELIVERIES TURNING AREA
4 DISABLED PARKING
SWALES
PITCH 1
2.4m WIDTH PUBLIC WALKWAY
90 PARKING BAY3
INTERNAL ROAD
Amber Business Centre
LOW LEVEL LIGHTING
COACH PARKING BAY
NEW PLANTING
SWALES
BOUNDARY LINE
LEABROOKS RAILWAY PATH (35081832)