



Cabinet

Tuesday, 14 October 2025

West Park Strategic Opportunity

Report of the Director – Neighbourhoods

**Cabinet Portfolio Holder for Leisure & Wellbeing, ICT & Member Development,
Councillor Jonathan Wheeler**

1. Purpose of report

- 1.1. Nottinghamshire County Cricket Club (NCCC) has approached the Council to explore greater use of the West Park cricket facility, which would seek to support the growth of women's and girls' cricket and wider community cricket in Rushcliffe. This would represent a potential strategic growth opportunity in line with the Council's Leisure Strategy and recently adopted draft Rushcliffe Sport and Tourism Charter.
- 1.2. This report sets out the case for the Council to offer a long-term lease to NCCC for the cricket facilities at West Park. In addition to hosting women's cricket a wider range of cricket opportunities would be offered to the community at all levels and position Rushcliffe as the home of great sport whilst still retaining West Bridgford Legion Cricket Club as an important community partner.

2. Recommendation

It is RECOMMENDED that Cabinet

- a) agrees in principle to the grant of a long-term lease (25 years) to Nottinghamshire County Cricket Club for the West Park cricket facilities; and
- b) instructs the Director – Development and Economic Growth to carry out the necessary advertisement requirements pursuant to s123 (2A) of the Local Government Act 1972 and finalise detailed heads of terms for the proposed lease.

3. Reasons for Recommendation

- 3.1. The refreshed Rushcliffe Leisure Strategy (2021–2027) outlines several key priorities aimed at enhancing leisure provision across the Borough, with a strong focus on sustainability, inclusivity, and community wellbeing. One of the priorities of the Leisure Strategy is to support outdoor leisure and play and in turn deliver the priority projects from the Playing Pitch Strategy. This project contributes significantly to achieving these objectives.

- 3.2. The England and Wales Cricket Board's (ECB) Strategy Inspiring Generations (2025-2028) has several key goals and objectives. One key objective aims to develop women's and girls' cricket at every level with the fundamental goal of making cricket a gender-balanced sport. Growing the women's game is cricket's biggest growth opportunity, as has been shown through the increasing numbers of women and girls playing recreationally and the emerging profile of the elite women's game. The ECB aims to do this through participation and facilities investment. Nottinghamshire County Cricket Club has supported the ECB's plan through its own five-year strategy, and the West Park Partnership would ensure strategic alignment with both strategies and the Council's own objectives.
- 3.3. The proposal also aligns with the draft Rushcliffe Sport and Tourism Charter, building on the strong and positive relationship through continued collaboration with major sporting stakeholders and strengthening the collective reputation of Rushcliffe as a prime destination for sport.

4. Supporting Information

- 4.1. West Park Cricket Ground is a historic cricket venue founded by cricket philanthropist Sir Julien Cahn in 1925/26. It gained prominence in the early 20th century, hosting notable matches including Sir Julien Cahn's XI against touring teams such as the West Indies and South Americans. The site hosted first class fixtures against both Leicestershire and Lancashire in 1935 and hosted regional women's cricket during this period.
- 4.2. The site currently offers a wide range of modern community facilities including the recently refurbished Sir Julien Cahn Pavilion. From a sports and recreation perspective West Park includes a ten-wicket grass pitch with one artificial wicket, a five-lane fully enclosed non-turf practice area. A sports pavilion with a club room and changing facilities, which includes two externally accessed public toilets, two tennis courts, multi-use games area (MUGA) and a junior play area.
- 4.3. West Park is the home cricket ground for West Bridgford Legion Cricket Club, which has a 1st and 2nd eleven adult men's cricket team on a Saturday and an occasional Sunday friendly team. They also offer cricket opportunities for 5–11-year-olds. The ground also hosts some recreational evening twenty over games on the artificial wicket.
- 4.4. The shared vision would see the growing and uniting of the game across all levels from grass roots to elite at West Park. The proposed arrangement would see the cricket facilities leased to NCCC under a managed lease arrangement. This would include the cricket pitch, the cricket nets, sports pavilion and shared access to the ancillary car park. (See Appendix 1).
- 4.5. The Sir Julien Cahn Pavilion and ancillary car park, tennis courts, public access toilets, MUGA and junior play area and facilities office would remain the responsibility of Rushcliffe Borough Council for the enjoyment of the local community.

- 4.6. The managed lease would see NCCC take responsibility for all the cricket bookings on site including the operation of the sports pavilion and cricket nets for the leased sum. In addition, NCCC as the tenant will be responsible for all utilities in respect of the sports pavilion and cricket provision, including electricity, LPG gas, water and sewerage.
- 4.7. NCCC as tenant and Rushcliffe Borough Council as landlord will be equally liable for the whole site National Non-Domestic Rates (NNDR) cost (50%/50%) and NCCC will also be required to secure their own relevant insurance cover.
- 4.8. Rushcliffe Borough Council as landlord will undertake and meet all cost associated with the general day to day management including cleaning, room preparation, general facilities maintenance, waste disposal, grounds maintenance and cricket outfield maintenance in line with the current operations on the site. The Council will also manage the planned building maintenance to ensure statutory compliance. Such costs are covered by the proposed annual lease sum.

Key Benefits

- 4.9. The West Park Cricket hub would provide much needed improved cricket facilities for the following groups:
- Women's and girls'- pathway up to the academy level
 - Boys'- pathway to U16
 - Cricket programmes run by the NCCC's Community and Development Team
 - All Stars - cricket of 5–8-year-old boys and girls
 - Dynamos cricket for 8–11-year-old boys and girls
 - Super 1s'- disability cricket for 12–28-year-olds
 - Ace - A programme aimed at African-Caribbean engagement in cricket
 - LGBTQ+ team to use West Park as a home base
 - West Bridgford Legion as the partner cricket club
- 4.10. In terms of wider benefits, the West Park Pavilion would also continue to be used by a range of community groups including Positive Futures, Forget Me Notts and these will be formalised within the contract agreements as lease obligations.
- 4.11. NCCC has also committed into entering into a Service Level Agreement with West Bridgford Legion Cricket Club to ensure they enjoy the same access as they currently enjoy.
- 4.12. The proposed lease arrangements put the site in a strong position for future strategic grant funding from both the ECB and Sports England given the enhanced community outcomes which can be delivered by the above groups.

- 4.13. This is evidenced by the close working relationship over the last two years when the Council working in partnership with NCCC obtained £180k worth of inward investment for the site.
- 4.14. This included an ECB grant for £10k for the replacement artificial wicket in 2023 and £163k grant for the five-lane, fully enclosed non-turf practice area featuring the ECB-approved DSi-pro Vision pitch system in 2024. In addition, NCCC has directly invested in improving the cricket facilities on site with the installation of a digital scoreboard for £5k and a boundary rope for £2k.
- 4.15. The proposed arrangement would also see NCCC take over the management of the grass cricket wicket and will provide professional guidance to the volunteer led West Bridgford Legion to help improve the overall quality of the wicket to be able to facilitate more fixtures to a higher standard than can be achieved with the current arrangements. The knowledge that the professional grounds staff who manage Trent Bridge would be invaluable to improving the facilities at West Park. A further benefit will be the potential to share an apprentice Grounds Maintenance Operative with the Council's Streetwise service who in addition to being located at West Park would also bring peer learning back into the Council, to benefit the Borough's other sporting pitches.
- 4.16. NCCC is also committing to greater paid usage of the refurbished Sir Julien Cahn Pavilion which will further add to the Council's occupancy and financial targets for this facility.
- 4.17. As some of the changing pavilion changing rooms have been underutilised, it has become a temporary storage facility for various internal departments following the disposal of the Abbey Road Depot. The changes will also enable the team to find longer term appropriate storage facilities and allow the changing facilities to be improved and upgraded for their intended purpose.

5. Alternative options considered and reasons for rejection

- 5.1. The Council can choose not to enter into a lease agreement with the NCCC for the cricket facilities on site and retain management of the cricket facilities. This is not recommended as the current cricket facilities are underutilised, and this is despite having a projected shortfall of 118 match session per season for cricket in the West Bridgford and Ruddington analysis area. The NCCC team is best placed to advance the game of cricket for the benefit of the entire community of Rushcliffe than the Council.
- 5.2. NCCC could book the use of the West Park facility through the Council's existing booking portal; however, this option was discounted during the project development phase as it would not provide the level of control in terms of pitch quality and access that the club needs to progress their strategic aspirations for both the women's game and local community cricket.

6. Risks and Uncertainties

- 6.1. Local Government Reorganisation provides some risk and uncertainty regarding the future direction of local government; however, Nottinghamshire County Cricket Club is the lead organisation for cricket for Nottingham and Nottinghamshire so the proposed arrangements would align with any unitary authority arrangements. There is also a two-year break clause to be incorporated into any future lease, which has been agreed by both parties should the need arise to exit the arrangement.
- 6.2. As part of the transition and prioritisation of cricket on site, it is proposed to transfer the evening recreational cricket fixtures from West Park to Gresham Sport Park, which has also benefited from a £10k ECB grant for an artificial wicket. This would signify a change and uncertainty to these teams, but the risk of complaints is significantly outweighed by the community benefits. It will also provide improved efficiency at Gresham Sports Park after the football season.
- 6.3. Informal dog walking on the cricket outfield has become a popular activity with a significant increase since the Covid-19 pandemic with increased dog fouling as a result. With increased usage of the cricket field, it will be an opportunity for dog walkers to use other local green space facilities that are nearby.

7. Implications

7.1. Financial Implications

Please see (Appendix 2) - Commercially sensitive financial information section.

7.2. Legal Implications

- 7.2.1. The lease arrangement would be subject to a formal contract. The lease will be drawn up under the Landlord and Tenant Act 1954, with the tenant's ability to renew at lease expiry, subject to the ability of the landlord to take the land and buildings back for their own use or for redevelopment (subject to the specific requirements of the Act). The report also delegates authority to the Director – Development and Economic Growth to carry out the necessary advertisement requirements pursuant to s123 (2A) of the Local Government Act 1972 and finalise detailed heads of terms for the proposed lease.
- 7.2.2. Should the tenant or landlord serve notice to break, or at the expiry of the lease and the tenant vacates, the tenant will be required to deliver up the premises in no worse a condition than that evidenced by the condition survey. Otherwise, the landlord will carry out the necessary works and recharge the tenant the costs involved.
- 7.2.3. Should the Council decide to sell the property, the Council will afford the tenant the first option to purchase, subject to the Council receiving best value for the land and buildings.

7.3. Equalities Implications

The proposed lease will have many beneficial equality implications with increased participation on site from several groups covered by the protected characteristics. A separate Equality Impact Assessment accompanies this report at (Appendix 3).

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

There are no implications arising from this report that impact on community safety in respect of Section 17 of the Crime and Disorder Act 1998.

7.5. Biodiversity Net Gain Implications

There are no biodiversity net gain implications from entering into a lease agreement with NCCC. The grounds maintenance arrangements will remain the same and will be undertaken by Rushcliffe Borough Council.

8. Link to Corporate Priorities

The Environment	The Council's Streetwise service would continue to provide a grounds maintenance regime to the wider site, which is sensitive to local biodiversity and environmental needs.
Quality of Life	The proposal links directly to the quality-of-life corporate priority by maintaining high quality leisure facilities and public spaces
Efficient Services	The proposal links directly to efficient services by improving the Councils financial position and delivering high-quality cost-effective services
Sustainable Growth	The proposal contributes to the growth of the game of cricket in Rushcliffe meeting the needs of our residents as the authority grows

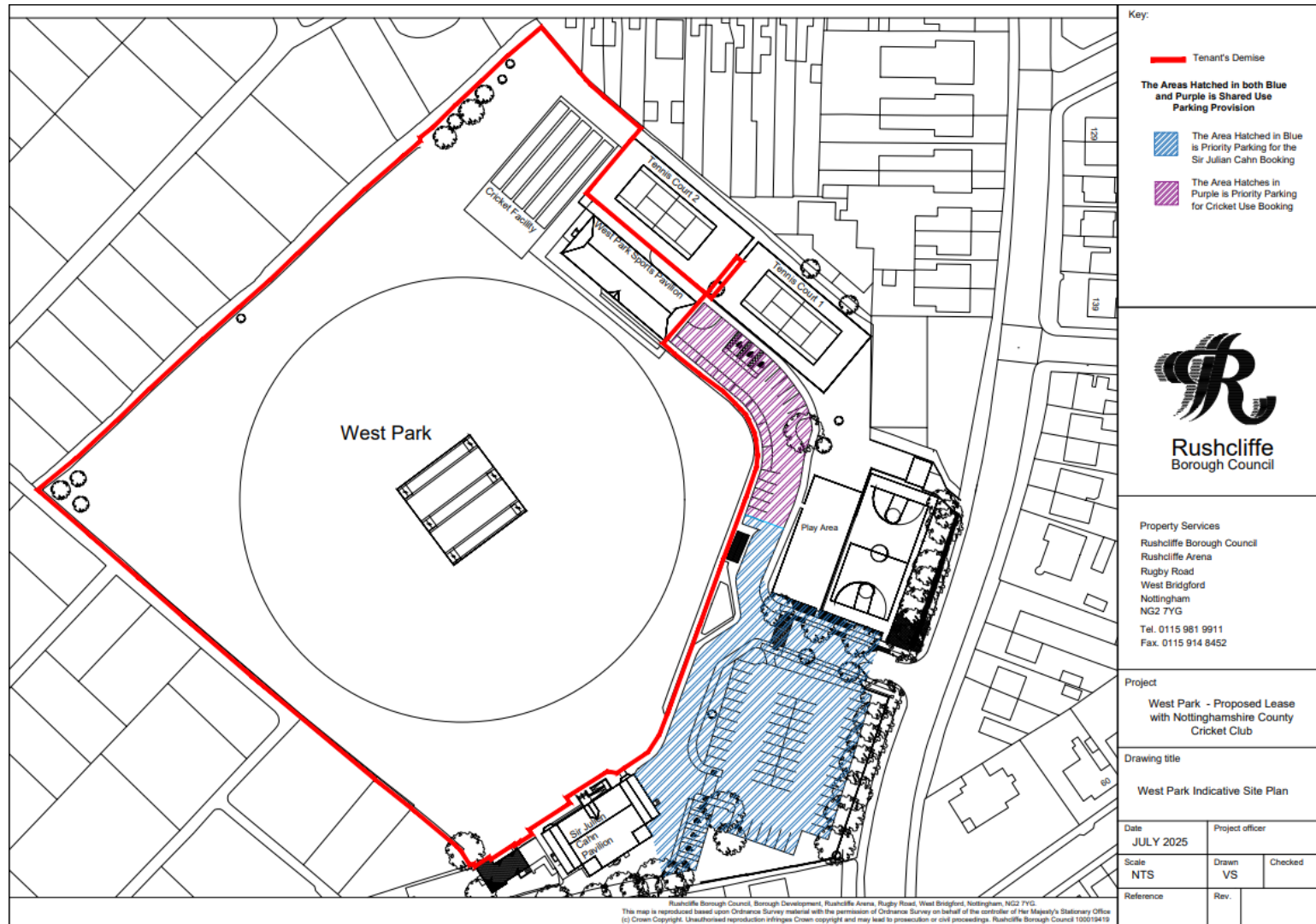
9. Recommendation

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For more information contact:	David Banks Director- Neighbourhoods 0115 914 8438 dbanks@rushcliffe.gov.uk
Background papers available for Inspection:	Rushcliffe Leisure Strategy Review 2021-2027 Leisure Strategy 2021-2027 review - Rushcliffe Borough Council ECB Inspiring Generations Strategy 2025-28 ECB-Inspiring-Generations-2025-2028.pdf Rushcliffe Sports and Tourism Charter- Council 2025 (Public Pack)Agenda Document for Council, 18/09/2025 19:00
List of appendices:	Appendix 1: West Park Cricket Site Lease Plan Appendix 2: Financial Implications (Document Restricted) Appendix 3: West Park Strategic Opportunity-Equality Impact Assessment

Appendix 1- West Park Cricket Site Lease Plan



Appendix 2 - Financial Implications

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

Appendix 3 - Rushcliffe Equality Impact Assessment Form

<p>Name and brief description of proposal/project / policy / service being assessed:</p> <p>West Park Cricket Provision transferring to Nottinghamshire County Cricket Club</p> <p>An Equality Impact assessment of West Park Cricket Provision which provides a guide to the council when considering changes to operation and management of cricket provision provided by the council for the benefit of the Rushcliffe community</p>
<p>Information used to analyse the effects of equality:</p> <p>When considering the cricket delivery and operations at West Park, as well as the financial implications, the Council shall consider any impact on:</p> <ul style="list-style-type: none"> The current usage of West Park Cricket provision and; The wider community benefit/disadvantage for its repurpose

	Positive (X)	Neutral (X)	Negative (X)	How different groups could be affected: Summary of impacts	Details of actions to reduce negative or increase positive impact (or why action not possible)
Men, women (including maternity/pregnancy impact), transgender people	(X)			The changes to the cricket arrangements would a positive impact and in particular for woman's and girls providing increase opportunity to play at all	The project aims to implement the ECB's Inspiring generation's key objective of Improving visibility and access for

				levels on the site which currently does not take place	women and girls, aiming for cricket to be perceived as a gender-equal sport.
People from different ethnic groups	(X)			The changes to the cricket arrangements would a positive impact on the site delivering programmes that are currently not delivered	<p>The project aims to deliver the ECB ACE programme on site.</p> <p>The ACE programme (African-Caribbean Engagement) is a cricket development initiative supported by ECB. It was created in response to a dramatic decline in Black British representation in professional and recreational cricket—down by 75% since the mid-1990s</p> <p>ACE aims to reconnect Black communities with cricket by:</p> <ul style="list-style-type: none"> • Building grassroots programmes in urban areas. • Creating talent pathways and identification systems.

					<ul style="list-style-type: none"> • Providing elite academy opportunities and scholarships. • Developing coaches and volunteers from within the community. • Offering mentoring and leadership development to players, coaches, and families
Disabled people or carers	(X)			The changes to the cricket arrangements would a positive impact on disabled people or carers	<p>The project aims to deliver the Super 1's disability cricket</p> <p>The Super 1s programme, is a national disability cricket initiative designed for young people aged 12–28) living with physical or learning disabilities. It provides regular, competitive cricket through community hubs which West Park would become one</p> <p>The EIA positive benefits of Super 1s have been identified as</p>

					<p>Increased Access & Inclusion: Offers free weekly coaching and competitive opportunities in accessible community settings, helping remove barriers to participation.</p> <p>Personal Development: Builds confidence, communication, leadership, and independence among participants.</p> <p>Social Cohesion: Reduces isolation and promotes friendships, fostering a sense of belonging and community.</p> <p>Health & Wellbeing: Encourages regular physical activity, improving both mental and physical health.</p>
People from different faith groups	(X)			<p>The changes to the cricket arrangements would a positive impact on people from different faith groups</p> <p>Cricket has proven to be a valuable platform for promoting</p>	<p>Cricket is a diverse sport and bring together communities from different faith group. Cricket often includes players from diverse religious backgrounds—Muslims, Christians, Jews, Hindus,</p>

				<p>interfaith understanding and unity. By bringing together individuals from diverse religious backgrounds in a spirit of teamwork and shared purpose, cricket fosters respect, tolerance, and community cohesion. Initiatives such as interfaith cricket matches and inclusive grassroots programmes demonstrate the sport's potential to build bridges between faith communities and contribute to a more harmonious society.</p>	<p>Sikhs, and others—who come together with a common goal: to play, compete, and support each other. On the field, religious differences fade, and teamwork, respect, and fair play take precedence, with increase opportunities to play cricket at west park this would be a positive on this community</p>
<p>Lesbian, gay or bisexual</p>	<p>(X)</p>			<p>The changes to the cricket arrangements would a positive impact on LGBTQ+ communities Cricket has increasingly become a platform for LGBTQ+ inclusion, with national and grassroots initiatives helping to create safe, welcoming environments for players, fans, and volunteers of all sexual orientations and gender identities.</p>	<p>It is proposed that West Park would be a home base for LGBTQ+ team use.</p> <p>Visibility & Representation Hosting an LGBTQ+ team increases visibility of underrepresented groups in sport, helping challenge stereotypes and promote acceptance within the wider community</p> <p>Education & Advocacy Programmes like <i>Out4Cricket</i> and <i>Pride in Cricket</i> work with clubs and governing bodies to provide training, resources, and</p>

					<p>support for inclusive practices. West Park would become a local hub for such initiatives</p> <p>Alignment with EIA Best Practice According to the <i>Moving to Inclusion</i> framework, inclusive sports provision should reflect the needs of diverse groups and embed equality into strategic planning. Supporting LGBTQ+ participation directly contributes to these goals</p>
Younger or older people	(X)			<p>The changes to the cricket arrangements would a positive impact on children and young people</p>	<p>The changes aim to implement the All Stars- and Dynamos cricket programmes</p> <p>The All Stars (ages 5–8) and Dynamos (ages 8–11) programmes, run by the ECB, are national grassroots initiatives designed to introduce children to cricket in a fun, inclusive, and development-focused environment.</p>

					These programmes are designed to be accessible to children of all backgrounds and abilities.
Other (marriage/civil partnership. Looked after children, cohesion/good relations, vulnerable children/adults)	(X)			The changes to the cricket arrangements would have a positive impact on the wider community as more people from across the authority would have access to council facilities	<p>There is a potential that with increased usage this will have a negative impact on the informal dog walking that takes place on site, due the semi enclosed nature and parking making it popular.</p> <p>However, as this is a playing field and not an open space the reduction of dogs on site will potentially reduce dog fouling and the council would look to make improvement to the nearby Collington Common with its dedicated dog walkers car park to mitigate any disruption to dog walker. This change would also take away parking pressures from the Sir Julien Cahn Pavilion with the car park being used by the users of the facilities and not informal do walkers</p>

OUTCOME(S) OF EQUALITY IMPACT ASSESSMENT:

No adverse impact

Arrangements for future monitoring of equality impact of this policy/proposal/project:

Note when assessment will be reviewed (e.g. review assessment in 6 months or annual review).

Introduce a monitoring form which monitors the different groups that use West Park under the proposed new arrangement against the current usage baseline

Names of officers who conducted EIA and date

Derek Hayden, Communities Manager

Approved by:
(manager signature)

Date: 22.09.2025