

Committee Report:

Penhill United Storage Container Request

Date: 4th Sept 2025

To: Leisure & Recreation Committee

From: Andrew Briggs – Ops Manager

Subject: Request for Storage

Council Priority: Provide a high standard of facilities.

Background

Penhill United Football Club has reported repeated incidents of vandalism and theft at their pitch over the past week, including damaged fencing, theft of approximately 12 footballs, and other items of equipment.

The club has requested secure on-site storage to safeguard their property and reduce further losses.

In April 25, Members agreed in principle to consider the purchase of a container, subject to discussions with Swindon Borough Council (SBC). While SBC did not agree to the transfer of the tennis courts, the current request relates to the pitch area, which is land belonging to the Parish under the long-term lease from SBC.

Club Proposal

- The club requests two 20ft shipping containers to be sited near their goals (exact positions to be confirmed with a site plan).
- The containers would store footballs, nets, and related equipment.
- The Parish would purchase the containers and lease them back to the club for a monthly rental charge.

Indicative Costs (per container)

- 20ft container (one trip / new): C.£2,000.00
- Estimated delivery per container: £250.00 (subject to final supplier quote)
- **Total purchase cost for 2 containers including delivery: C.£4,500.00**

Proposed Rental & ROI

- Suggested monthly rental per container: £50.00
- 2 containers × £50 = £100 per month rental income
- Annual rental income: £1,200.00
- Payback period: approximately 3 years 9 months
- Expected lifespan of containers: 15 - 20 years (one trip / new), subject to maintenance.

Site Access & Delivery Feasibility

- Delivery vehicles must be able to access the proposed locations without damaging the pitch or surrounding area.
- Access during wet months may be restricted and could affect timing.

Security Considerations

- High security locks recommended.
- Club to be responsible for securing and replacing locks as needed.

Insurance Requirements

- Club to insure contents and cover public liability risks arising from use.
- Parish to insure the containers as Parish asset.

Lease Agreement – (Modify existing Storage T&C's)

- Term length: to be agreed (proposed - annual).
- Maintenance obligations: club responsible for routine upkeep and cleaning.
- Insurance: as above.
- Removal: containers to be removed by Parish at end of lease or when no longer required.

Planning Considerations

- Site is leased to CSNPC, Planning permission is not always required for temporary containers but should be confirmed prior to installation.
- Previous advice to CSNPC from SBC Planning:

Hi Andrew

Assuming they will be in place for more than 28 days then such features often do require planning permission.

However, if these are works by a local authority (including Parish Council) on local authority land (including Parish Council land) and are required for purposes of a function exercised by them then there is chance that permission will not be required.

There are restrictions to this including that the works cannot be greater than 4 metres in height and they cannot exceed 200m² (total).

Kind regards

Tom

Tom Buxton

Principal Planner - Development Management

Alternative Options Considered

- One larger container instead of two smaller ones.
- Shared storage arrangements with other groups.
- Strengthened fencing around existing storage.

Financial Impact

- No specific budget available. Consideration from Cllr Ward Allowance.
- Rental income proposed to be ringfenced to sports income / expenditure.

Risk Assessment

- If not approved: ongoing vandalism and equipment loss, reputational damage to Parish as landholder.
- If approved: potential vandalism to containers themselves, impact on site aesthetics, need for ongoing security measures.

Recommendation

Members are asked to consider approving the purchase of two 20ft containers for Penhill United Football Club, to be leased back at an agreed monthly rate, with costs recouped over the stated payback period and lease terms agreed prior to installation.