

Property to Let

Covered Outdoor Cricket Facility Including Ancillary Structures and Car Parking



TO LET

Rent: TBD

Available from 01/11/2026

Section 1 - Background

In 2026 Luton Council began the construction of a 7 lane Cricket practice facility in Lewsey Park in Luton.

Lewsey Park, which is approximately 27 hectares in size, and is located approximately 5km north-west of Luton town centre is the venue for the facility. The park contains a range of facilities including a swimming pool, gym, clubhouse, children's play area, playing fields and open space.

The project is a partnership, one that is jointly funded by the England and Wales Cricket Board, Sport England and DCMS. The facility is being constructed by Total Play Ltd, a well-known provider of cricket training facilities.

Vehicle access to the site is via the main Lewsey Park access off of Pastures Way to the west. Leagrave Station is to the east of the site, approximately one mile away. Bus stops are also located on Ravenhill Way to the north, Pastures Way to the west and Leagrave High Street to the south.

The surrounding area predominantly consists of residential uses along with open space and sports pitches in Lewsey Park. Two schools are located nearby, one approximately 500m to the north-west of the site (St Martin de Porres Primary School) on Pastures Way and one approximately 350m to the south (Ferrars Junior School and Academy) on Leagrave High Street.

In terms of the site's immediate surrounding uses, the site is bounded to the north by open space within Lewsey Park, beyond which lies residential properties on Ravenhill Way. These properties are approximately 140m away from the site boundary.

The Council has decided that it lacks the skills and experience to operate the cricket practice facility directly and is therefore advertising for a tenant to operate the facility, ideally one with extensive experience of running similar facilities.

Please note that the Council is seeking a tenant, it is not offering a contract for services.

Section 2 - The property

This facility currently being constructed by Total Play is a new approach to outdoor cricket net provision. It means that there will be no more “rain stops play”.

The ‘Cricket Shield’ is a climate protection system for outdoor cricket facilities. ‘Cricket Shield’ bridges the gap between a traditional outdoor system and an indoor centre. Providing protection from wet and windy conditions, whilst encouraging airflow and maintaining a comfortable temperature, ‘Cricket Shield’ offers users the chance to increase usage levels of a typical outdoor non-turf facility without the prohibitive costs of a permanent building.

It combines, for the first time, a fully integrated package to bring facilities to life on dark and gloomy days or during evening use, including:

1. ECB approved playing surface designed to simulate the performance of a natural pitch
2. Bespoke lighting system that meets the standards stated by the ECB
3. Safety of a ball-stop netting system designed to meet ECB guidance notes

The facility, once constructed, will consist of the following;

1. Seven lanes of artificial cricket carpet laid out next to each other and covered by a translucent dome. The facility is floodlit. The facility is open at the sides but covered above.
2. Each lane can be separated with retractable netting so that the facility can provide a traditional “nets” approach. Alternatively, the lane separation netting can be removed to allow for all seven lanes to be used as a single facility and match play is possible, albeit on a smaller scale.
3. A small administrative/changing facility, which is being built as a prefabricated structure, clad in Hardie Plank and will be fully fitted out with the exception of tenant furniture and fittings. This building will contain a changing room, a small reception office, toilet facilities (including disabled toilets) and a waiting/locker area.
4. 21 car parking spaces, including 2 no. disabled car parking spaces. (Please note that an additional set of overflow car parking spaces will be made available to users of the facility, however these spaces will not be within the demise of the facility)
5. The facility will be protected and secured by a 2m metal grid fence.

Section 3 - Lease Terms

The Council is seeking a tenant to operate the cricket facility from November 2026; in order to allow the operator to run the facility, the Council will grant them a lease on the following proposed terms.

- **Term** – 10 years with an either way break clause at year 5, operable on 6 months' notice by either party. (Please note that the total term may be negotiable)
- **Rent** – TBD (see section 4)
- **Business Rates** – Payment of all business rates and taxes is a tenant responsibility
- **1954 Act Protection** – The lease shall be excluded from the security of tenure provisions at s.24-28 of the Landlord and Tenant Act 1954
- **Alienation** – The tenant shall not be permitted to sub-let part or whole due to the specialist nature of the facility. The tenant will be permitted to hire the facility to end users, without landlords' consent.
- **Premium** – None, no premium is payable on the lease.
- **Rent Review** – None, prospective tenants should make provision for the rent for the whole term in their submission in response to section 4.
- **Rent Deposit** – equivalent to 3 months' rent to be secured via a standard rent deposit deed
- **Alteration** – Not permitted, given the specialist nature of the building the tenant will not be permitted to alter the building, beyond the erection of signage
- **Insurance** – Landlord to insure and pass on the cost to the tenant, building insurance will be obtained by the Council on normal commercial terms
- **Repairs** – Full tenant repairing basis, please note that the tenant business plan referred to in section 4 must include appropriate costings for repairs, carpet replacement as needed and a sinking fund.
- **Community Use** – The tenant must commit to providing 20 hours of "community use" by local schools or charities at a reduced rate. Tenant to lay out the plan for this in their response to section 4.

Section 4 - Application Process

The Council is seeking a tenant operator for the facility and welcomes applications from organisations with suitable experience and knowledge of running similar facilities either in Luton or in areas with similar demand for sporting facilities.

In order to apply the Council asks that applicants provide answers to the following questions.

Method Statement 1 – Experience

Potential tenants should make clear their experience of operating similar sporting facilities either within the Luton area or in a similar town or location

- Giving clear case studies of existing facilities they have run
- Giving evidence of the required competence and skillset to run this facility
- How their experience is relevant to the facility at Lewsey Park.

Prospective tenants should answer this question by completing a Microsoft Word document (or equivalent) in response to Method Statement 1 and return it as part of their submission. There is a page limit of 2 pages, using size 10 text in arial font.

Responses will receive a score of between 0 and 5 for this question.

The weighting for this question will be 25% of the total score.

Method Statement 2 – Business Plan

Potential tenants should layout their proposed business plan, showing that the facility is viable and detailing their financial plans. The plan should show

- How they will maintain and upkeep the facility
- How they will design and discharge a planned preventative maintenance programme
- How income and expenditure will be balanced to ensure long term viability
- What sinking fund will be maintained and at what level

Prospective tenants should answer this question by completing a Microsoft Word document (or equivalent) in response to Method Statement 2 and return it as part of their submission. There is a page limit of 2 pages, using size 10 text in arial font.

Prospective tenants should also submit a Microsoft Excel sheet (or equivalent) showing a cashflow breakdown for the first 3 years of the proposed lease. This is limited to 3 individual worksheets.

Responses will receive a score of between 0 and 5 for this question.

The weighting for this question will be 25% of the total score.

Method Statement 3 – Delivering Social Value

Potential tenants should set out how they will approach delivering wide social value to the Council through their occupation of the facility, specifically, they should reference;

- Tackling economic inequality
- Facing climate change
- Equal opportunities
- Wellbeing

Prospective tenants should answer this question by completing a Microsoft Word document (or equivalent) in response to Method Statement 3 and return it as part of their submission. There is a page limit of 2 pages, using size 10 text in arial font.

Responses will receive a score of between 0 and 5 for this question.

The weighting for this question will be 25% of the total score.

Method Statement 4 – Rent

Potential tenants should set out the amount of rent they are willing to offer under the lease for each of the 10 years of the proposed term, this should include

- Any rent-free period that the potential tenant is proposing
- Any increases in rent proposed throughout the term

Responses will be scored based on the highest offer received over the 10-year period (on a NPV basis using a 3% discount rate) receiving the full score, with lesser offers receiving a lower score based on the proportion by which they are lower than the highest bid.

The weighting for this question will be 25% of the total score.

Section 5 – Process and Timescale

The timelines for this advertisement are as follows

- Advertisement placed – 13/07/2026
- Clarification deadline – 19/08/2026
- **Submission deadline – 07/09/2026**
- Scoring – 09/09/2026
- Board approval – 14/09/2026
- Lease start date – 01/11/2026 or TBD (Note that as the scheme is still on site, it may be subject to construction delays, therefore this date is given as a guide.)
- Please further note that the prospective tenant is not necessarily expected to have the facility open and operational by the 1st November, this is simply the date from which they will be able to take possession of the facility.

Section 6 – Contact Details & Site visits

For clarifications, prospective tenants should write to mark.davie@luton.gov.uk with a copy sent to cam@luton.gov.uk

For submissions, prospective tenants should send their completed submissions to mark.davie@luton.gov.uk with a copy sent to cam@luton.gov.uk

To arrange site visits, prospective tenants should write to cam@luton.gov.uk (please note that site visits will require Personal Protective Equipment to be worn)

Section 7 – Further Information

Potential tenants are advised to familiarise themselves with the drawings and documents of the facility which are publicly available on the Council's Planning Portal. The relevant planning application is 24/00442/FUL.

If potential tenants require further plans or drawings, please contact the Council using the details above.