

REPORT TO CABINET

Open		Would any decisions proposed :		
Any especially affected Wards	Operational	Be entirely within Cabinet’s powers to decide		YES
		Need to be recommendations to Council		NO
		Is it a Key Decision		NO
Lead Member: Cllr David Pope E-mail: cllr.david.pope@west-norfolk.gov.uk		Other Cabinet Members consulted: Cllr Nick Daubney, Cllr Greville Howard, Cllr Alistair Beales		
		Other Members consulted:		
Lead Officer: Chris Bamfield E-mail: chris.bamfield@west-norfolk.gov.uk Direct Dial:01553 616648		Other Officers consulted: Lorraine Gore, Dale Gagen, Neil Gromett, Ray Harding, Matthew Henry		
Financial Implications YES	Policy/Personnel Implications NO	Statutory Implications NO	Equal Impact Assessment NO	Risk Management Implications YES

Date of meeting: 12 January 2016

LYNNSPORT DEVELOPMENT

Summary

The report proposed amendments to the current agreements/leases with Alive Leisure and Alive Management for future operation of the new tennis courts and multi-purpose synthetic pitch including the appointment of a Tennis Development Officer.

The new facilities are expected to open for public use in late March or early April 2016.

Recommendation

Cabinet is recommended to;

- Agree to incorporate the management of the new facilities at Lynnsport in the current arrangements with Alive Leisure and Alive Management.
- Agree the appointment of a three year Tennis Development Officer to maximise use of the new courts.

Reason for Decision

To enable effective operation of the new leisure facilities on the Lynnsport site.

1. Background

- 1.1 Development of the major housing project for Lynnsport and Marsh Lane will provide a number of benefits for leisure at Lynnsport.
- 1.2 New access road from Edward Benefer Way and 200 new car parking spaces – completed early in 2017.
- 1.3 Relocation of 1 x Pelicans pitch.
- 1.4 A new multi-use pitch adjacent to the Pelicans site available for general hire.
- 1.5 Four new floodlit tennis courts.
- 1.6 The multi-use and tennis facilities are expected to be completed in March 2016.

2. Management and Operation

- 2.1 The new facilities will need to be integrated into the operational arrangements for leisure involving the Trust (Alive Leisure) and the LAC (Local Authority Company Alive Management).
- 2.2 The Council will need to amend the existing agreements with the Alive Leisure Trust;
 - Lease plans amended to include the one new public multi-purpose pitch, four tennis courts and new car park in the lease.
 - Management agreement amended to include the details of the new facilities.
- 2.3 The Trust would pass on the operational responsibility through the existing back to back agreement for the LAC (Local Authority Company Alive Management) to carry out day to day operations for the new facilities.
- 2.4 The Council to require the LAC to carry out maintenance of the new leisure facilities and car park and control the utilities costs.
- 2.5 In terms of the financial Council support for the tennis/multi-use combined as a Trading area it is proposed that this is initially excluded from the current Management Fee but amended during the year when the overall revenue projection can be accurately based on actual income/expenditure. This may mean an adjustment either up or down to the Management Fee.
- 2.6 In the spirit of the open arrangements this would be considered the best approach considering the lack of detailed historical information to ensure neither party is disadvantaged.

- 2.7 To ensure the new courts are well used, the LTA require a Tennis Development Officer is to be appointed to generate sales of court time and develop a broad programme of coaching and casual use of the new courts. The aim of the new facilities will be to develop a sustainable business model for tennis in which operating costs are covered by income. It is anticipated that the coaching programme and use of the courts will take time to develop but breakeven during Year 3. In the first three years it is estimated that there will be a shortfall in the revenue budget forecast of £30,980. The LTA have agreed to underwrite 50% of this initial cost and requested the Council to give the same level of support.

3. Financial Implications

- 3.1 The three year forecast for loss on tennis courts is anticipated as £30,980 of which £15,490 could fall to the Council.
- 3.2 The hire of the new multi-purpose pitch is estimated to achieve a surplus of £21,000 over the first three years.
- 3.3 It is estimated that the £15,490 loss on the Tennis can be covered by the £21,000 surplus on the new multi-purpose pitch with a small net surplus.
- 3.4 A separate Trading Account is to be maintained for the Tennis/Multi-purpose pitch and adjustments made in consultation with Alive Leisure and Alive Management during the year.
- 3.5 Overall any financial implications are likely to be minimal and can be contained within existing budgets.

4. Risk Management

- 4.1 The LTA are committed to the project and will be supporting the Council and the Trust to make it sustainable.
- 4.2 The Tennis Development Management will be a three year fixed term post recruited by Alive Leisure. At the end of the three years, should tennis not be self-funding, the post would be terminated. It is likely that tennis would then become a pay and play option at Lynnsport with a reduced coaching programme.