

REPORT TO:	Housing and Community Services	AGENDA ITEM: 10
DATE OF MEETING:	13 June 2013	CATEGORY: DELEGATED/
REPORT FROM:	Director of Community and Planning Director of Finance & Corporate Services	OPEN:
MEMBERS' CONTACT POINT:	Stuart Batchelor Ext: 5820 Kevin Stackhouse Ext: 5811	DOC:
SUBJECT:	Melbourne Leisure Facilities	REF: SB/SC
WARD(S) AFFECTED:	Melbourne	TERMS OF REFERENCE: HCS07

1.0 Recommendations

- 1.1 To recommend to Finance and Management Committee the award of a 30 year lease to Melbourne Assembly Rooms Limited for the management of the now named Melbourne Assembly Rooms.
- 1.2 As accountable body for the Melbourne Sporting Partnership to accept to the offer of a £600,000 grant from the Football Foundation.
- 1.3 Approve the appointment of a project manager to deliver the procurement and build phases of the project.

2.0 Purpose of Report

- 2.1 At the 24th November 2011 Committee, Members noted the intention to award a 5 year lease for the management of the Melbourne Assembly Rooms to the Melbourne Community Centre Group, now the Melbourne Assembly Rooms Limited (MARL), and the approval for the continued support of the Group to enable them to take on the long term management of the Centre as a vibrant community facility. Secondly to continue to support the Melbourne Sporting Partnership (MSP) with the submission of funding bids and a planning application and thirdly to approve the submission of the Cockshut Lane Playing Field to the Queen Elizabeth II Playing Fields Scheme.
- 2.2 This report provides an update on the two projects and seeks to gain approval for further significant moves which are the result of significant progress on funding acquisition and project development.

3.0 Detail

Melbourne Assembly Rooms

- 3.1 The Melbourne Assembly Rooms has been under the management of MARL for the past year and have achieved significant improvements in the operation of the facility. They have also made some improvements to the buildings to improve its function as a community building.

- 3.2 MARL currently lease the Assembly Rooms from the Council on a 5 year lease from 1st May 2012. The rent is £1 pa and the tenant is responsible for internal repairs. They are now seeking a long lease of the demise shown stippled and hatched black in Appendix 1. The parts stippled black will continue to be occupied by MARL. The Library and Old School House shown hatched black will be sub-let by them to Derbyshire County Council and a residential tenant.
- 3.3 This long lease will provide the security needed to obtain grant funding and undertake long term management of the centre. The terms detailed in Appendix 2 have therefore been provisionally negotiated, whereby MARL would acquire a 30 year lease rendering them responsible for all repairs including external and structural works. They would however, have the benefit of the rental income from the Library in addition to the existing house, as the Library will also now be included within the demise.

Melbourne Sporting Partnership

- 3.4 At Finance and Management Committee of 18th October, 2012 the Council approved the granting of a 25 year lease to the Melbourne Sporting Partnership (MSP) for the District Council owned element of the Cockshut Lane Recreation Ground. The Parish Council and Melbourne Rugby Club also committed their land to the MSP. This process has aided the MSP to gain offers of funding as follows:

Sport England, Protecting Playing Fields Scheme - £50,000
Derbyshire County Council, Community Buildings Fund - £250,000

- 3.5 Applications have also been made by the District Council on behalf of the MSP and have achieved offers of £600,000 from the Football Foundation and £100,000 from the Rugby Football Union (via the Melbourne Rugby Football Club). These grants mean there is currently a project budget of £2m towards the estimated cost of £2.5m. An application has been made to the Sport England Inspired Facilities Fund for £150,000, and other grant funders are being approached
- 3.6 Further progress has been achieved with the granting for Planning Permission for the project and a full drainage plan completed for the significant pitch works required.
- 3.7 To move the project forward a Project Management Group has been established and to support this groups work through the procurement and delivery phases an external project manager/consultancy will need to be appointed. It is proposed to appoint an individual or organisation to start on this work as soon as possible.
- 3.8 A further advancement of the MSP is that it has held an inaugural General Meeting and is now fully constituted and operating as a partnership.

4.0 Financial Implications

Melbourne Assembly Rooms

- 4.1 The Council currently receives a rent of £3,600 pa from Derbyshire County Council for the Library. This income will transfer to MARL on completion of the new lease. In addition, they will continue to receive a rent of £6,600 pa from the letting of The Old School House. In return for this income and Council grants, MARL has agreed to take on additional responsibility for external repairs.

Melbourne Sporting Partnership

- 4.2 The cost of the Project Manager/Consultancy will be provided from the capital budget for the project.

5.0 Corporate Implications

- 5.1 The development of sport, leisure and community facilities in Melbourne is a key action within the 'Promoting Healthy Facilities and Lifestyles' objective in the 'Lifestyle Choice' priority set out in the current Council Plan. The project would also contribute to supporting the 'Safer Neighbourhoods' objective of the 'Safe and Secure' priority in that it would provide significant opportunities for youth engagement. Moreover within the 'Value for Money' priority, it would improve the contribution of a Council facility to the local community and support the voluntary sector to deliver their own services.

6.0 Community Implications

- 6.1 The proposed project, if successful will have a major impact on meeting the sport, culture, leisure and community demands in Melbourne and surrounding area. It is being led by strong community based groups that have the potential to develop and become sustainable.

7.0 Conclusion

- 7.1 The progress of work has been welcomed by partners in Melbourne and an enthusiastic group of clubs, organisations and individuals. All are working hard to formulate sustainable projects that will provide quality sports, cultural and community facilities available for all the community which are currently lacking.
- 7.2 Granting a 30 year lease to the Melbourne Assembly Rooms will support the continued provision of community-based activity in Melbourne as a longer lease is a requirement of many funders.
- 7.3 The Cockshut Lane site will also be developed over the next two years to provide a premier multi sports club facility for the whole community.