

Single Member Cabinet Decision**Executive
Forward Plan
Reference****E2724****Community Asset Transfer of South Wansdyke Sports Centre, Skate, Adventure and Play Parks, Toilets and Car Park to Writhlington Sports Trust**

Decision maker/s	Cllr Crossley, Leader of the Council Cllr Dixon, Cabinet Member for Neighbourhoods Cllr Bellotti, Cabinet Member for Resources
The Issue	To agree the terms of a Community Asset Transfer of South Wansdyke Sports Centre (SWSC), the adventure and play park, skate park, toilet block and Car Park to Writhlington Sports Trust to deliver Sport, Leisure and Health provision for 99 years from 1 st July 2015 as outlined in their full business proposal for the site. The proposal will be an appendix to the lease.
Decision Date	17 th February 2015
The decision	The Cabinet Members agree to a Community Asset Transfer of South Wansdyke Sports Centre (SWSC), the adventure and play park, skate park, toilet block and Car Park to Writhlington Sports Trust
Rationale for decision	The proposal is that a single operator manages South Wansdyke Sports Centre (and whole external site) and Writhlington Sports Centre in order to offer the most effective and appropriate services for the local and surrounding communities.
Financial and budget implications	<p>The lease of the SWSC, adventure and play park, skate park, toilet block and car park to Writhlington Sports Trust would be on the basis of a peppercorn lease. At present the annual cost of running the leisure centre is estimated to be in excess of £150k, although this is included within the current Aquaterra contract so the precise costs are not separately identifiable. The leisure procurement exercise currently excludes SWSC and it is estimated that its inclusion in the new leisure contract would see an ultimate cost to the Council of up to £200k. The financial benefit to the Council of carrying out this transfer is therefore estimated to be in the region of £150 to £200k per annum.</p> <p>The saving, as a result of transfer of the toilet block, is estimated to be £10-11k per annum; this saving will be recognised as part of the public conveniences savings target.</p> <p>The car park does not bring income to the Council and there will be a small saving in property maintenance as a result of this transfer.</p> <p>The Play Equipment was installed by the Council in 2010 along with the skate park in the same year; these are both maintained by the play team. The responsibility for maintenance, repairs and ultimate replacement will fall to the Writhlington Sports Trust and this will lead</p>

	<p>to an annual saving of over 500 hours for the play team which can be redirected to maintaining other play areas. The responsibility for grounds maintenance costs will also be removed.</p> <p>The lease agreement is linked to the Proposal from Writhlington Sports Trust. This proposal, which is an appendix to the lease, must be delivered as stated and any amendments agreed in writing with the Council. The Trust would invest an initial £530,000 in the first 12 months in order to make facility improvements and, in total, £800,000 in the first 5 years.</p> <p>All current staff will transfer under TUPE and the transfer will create increased employment opportunities for the local community.</p> <p>The Trust is an admitted body to the Avon Pension Fund. 9 staff will transfer and their past service will be fully funded by the Trust and the admission agreement closed.</p> <p>There are no VAT implications for the asset transfer due to the zero based lease with no income or profit share</p>
Issues considered	Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety; Impact on Staff;
Consultation undertaken	Ward Councillor; Cabinet colleagues; Town Council; Staff; Other B&NES Services; Local Residents; Stakeholders/Partners; Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	An Open Space Notice was posted in the local newspaper in October 2014 and on Council and Leisure notice boards for 2 weeks. No comments were received. Consultation has taken place with various stakeholders and internal departments via meetings, discussions and reports.
Other options considered	<p>To include the management of SWSC in the current main Leisure procurement process which is being run to appoint an operator to manage other leisure facilities across the area.</p> <p>This option was discounted as it would provide fewer beneficial outcomes for the authority and service users than the proposed asset transfer.</p>
Signatures of Decision Makers	
Date of Signature	

Subject to Call-in until 5 Working days have elapsed following publication of the decision