

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Alice Park Trust Sub-Committee	
MEETING/ DECISION DATE:	23 June 2022	
TITLE:	Update on Tennis refurbishment project and request for use of the tennis pavilion	
WARD:	Lambridge	
AN OPEN PUBLIC ITEM		
List of attachments to this report: Please list all the appendices here, clearly indicating any which are exempt and the reasons for exemption Participation Report – Alice Park		

1 THE ISSUE

- 1.1 The 6 tennis courts within Alice Park have recently been refurbished and a new operator for the courts appointed. Usage is increasing (see Participation Report) and the operator, West of England Sports Trust (Wesport) have been asked by a local tennis club for use of the tennis pavilion to support their activities.

2 RECOMMENDATION

The Sub-Committee is asked to;

- 2.1 Approve the use of the tennis pavilion by the operator and local tennis club.
- 2.2 Provide a key to the operator, Wesport, under a licence agreement with consideration of responsibilities and insurance liabilities.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The courts are now operated by the West of England Sport Trust (Wesport) and an income is generated via the club spark access gates that have been installed.
- 3.2 The improvement work cost over £300,000 and was funded by the Council from a combination of CiL and grant funding from the LTA and Sport England.

4 STATUTORY CONSIDERATIONS

- 4.1 The Council is sole corporate trustee of the Alice Park Trust. The Alice Park Trust's Sub-Committee's terms of reference are to undertake the operational management functions in respect of the Alice Park site and its resources, in accordance with Trust's objects and the duties it owes pursuant to the Charities legislation.
- 4.2 Members in their capacity as Trustee must administer the Trust in good faith, abiding strictly to the objects of the Trust and administering the Trust for the benefit of the public which may at times conflict with the interests of the Council
- 4.3 The Trust would need to agree for the operator to use the tennis pavilion as this was not included in the lease granted to the council to complete the refurbishment works.
- 4.4 Public Health – both the Trust and Council seek to improve public health by increasing physical activity levels through the project's delivery.

5 THE REPORT

The Refurbishment Project

- 5.1 The courts were resurfaced / rebuilt and new fencing installed. Access gates were also installed, and courts made full accessible. A power supply was installed for the access gates which is located in the pavilion.
- 5.2 Floodlighting was not included in the refurbishment. This may be a future phase of the project subject to further local consultation and planning permission being granted.
- 5.3 The tennis pavilion building was not included in the refurbishment.
- 5.4 The total cost for the works was over £300, 000

Delivering the Works and Future Operation

- 5.5 The Council has worked with the LTA over recent years to develop a plan to increase usage of the public tennis courts in Bath and North East Somerset. The courts in Alice Park form part of that plan.
- 5.6 As part of this project, the courts in Alice Park (6 courts), Sydney Gardens (4 courts) and Keynsham Memorial Park (4 courts) have been refurbished.
- 5.7 Wesport, have been appointed as the operator of the courts under the Tennis @ the Park programme which allows for co-ordination between facilities and shared resources such as marketing, maintenance contracts and tennis coaching.
- 5.8 Usage of the courts is increasing (See Appendix1) and the local tennis club Iconoclasts are making more use of the courts including for league matches. This means they have a requirement to store tennis equipment and some chairs in the tennis pavilion. This can also act as shelter during inclement weather. This type of use was historically granted by the Trust prior to the refurbishment.
- 5.9 It would also be useful for the tennis operator to be able to store tennis equipment in the Pavilion when needed for coaching programmes.

- 5.10 A 25 year lease was agreed with the Trust and the council for the courts in Alice Park. The Council would take on all liabilities for maintenance and future lifecycle costs associated with the operation of the tennis courts removing all risks from the Trust for the period of the lease.
- 5.11 Under the new operating model each site will have its own income and costs broken out so individual site accounts can be examined.
- 5.12 After the refurbishment works to improve the courts, it is expected that enough income will be generated to cover the running costs the Council will incur. This will include making an allowance for annual maintenance and lifecycle replacement costs. However, it is unlikely to make any significant profit over this level.
- 5.13 In the event that the courts do make a profit above this level it is proposed to share this profit on a 50/50 basis with the Trust.

6 RATIONALE

- 6.1 This model offered the best route to driving participation and income levels to ensure the courts get the most usage and have the most sustainable future. It allows for the maintenance, lifecycle and income risks to sit with a provider who has the knowledge and expertise to manage these in an appropriate way over a number of sites.

7 OTHER OPTIONS CONSIDERED

- 7.1 N/A

8 CONSULTATION

- 8.1 Local Ward Councillors, Wesport, Leisure, Public Health.

9 RISK MANAGEMENT

- 9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	<i>Martin Pellow – Project Manager Leisure – 01225 396431</i>
Background papers	<i>List here any background papers not included with this report, and where/how they are available for inspection.</i> <i>Participation Report Alice Park</i>
Please contact the report author if you need to access this report in an alternative format	