



**Corporate Policy &  
Resources Committee**

**Date 13<sup>th</sup> December 2018**

**Subject: Sub-Lease of Rose's Sports Ground**

Report by:

Executive Director of Resources

Contact Officer:

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Purpose / Summary:

To approve a sub-lease of Roses Sports Ground by Gainsborough Town Council to the Trinity Foundation, and to further approve the Council provides a one off capital grant to support the development of a 3G community pitch by way of match funding.

**RECOMMENDATIONS:**

1. Members approve in principle to grant a licence to Gainsborough Town Council in order that Rose's Sports Ground may be sub-let to the Trinity Foundation;
2. Members approve a Capital Budget and expenditure capped at £150,000 to provide a grant as match funding towards the cost of constructing a 3G pitch at Rose's Sports Ground; this is to be subject to the terms of a grant funding agreement;
3. Members agree to delegate the final amount and the Grant Funding Agreement to the Executive Director of Resources in conjunction with the Chairman of the Corporate Policy and Resources committee.

## IMPLICATIONS

**Legal:** The Council will need to enter into a licence to provide Gainsborough Town Council with the authority to sub-lease Rose's Sports Ground. Legal advice has already been sought in this regard.

If the recommendations of this report are approved then the Council will engage the appropriate legal representation in order to develop the grant funding agreement.

In accordance with the conditions of any grant from the Football Foundation a legal charge will be applied to Rose's Sports Ground for a period of 21 years. The purpose of this is to protect the Football Foundation's investment.

### **Financial: FIN/163/19/TJB**

The request for approval of a capital budget and expenditure of up to £150,000 for grant funding will support an investment of £750,000 to deliver a 3G community pitch on the Council owned Rose's Sports Ground. This asset will contribute to West Lindsey District Council's (WLDC's) aim to improve health and wellbeing in their community, will lever external grant funding of £600,000 and add value to the Council's asset.

The grant will be funded from the General Fund Balance, leaving a forecast balance (after current commitments) of £1.903m.

**Staffing :** No impact on WLDC staffing arrangements. The development of Rose's Sports Ground will safeguard 3 jobs and provide employment for an additional 3 members of staff.

### **Equality and Diversity including Human Rights :**

Leisure facilities and activities will be accessible and available for all service users and will be promoted as such.

**Risk Assessment :** Whilst this project delivers an enhanced facility with greater participation levels there is a risk of displacement of a small element of some of the current users of the facility. Under the terms of the grant funding agreement the Council will insist the Trinity Foundation work with any affected users to ensure alternative premises can be found.

### **Climate Related Risks and Opportunities : N/A**

### **Title and Location of any Background Papers used in the preparation of this report:**

N/A

**Call in and Urgency:**

**Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?**

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

**Yes**

**No**

**x**

**Key Decision:**

A matter which affects two or more wards, or has significant financial implications

**Yes**

**No**

**x**

## **1 Background**

- 1.1 Rose's Sports Ground is a Council owned sporting facility located in North Marsh Road, Gainsborough. The facility includes a club house and associated changing facilities, outdoor bowls, grass pitches and a sand based artificial pitch.
- 1.2 In April 2010 the Council leased the facility to Gainsborough Town Council for a period of 99 years. The lease transferred all responsibility for repair and maintenance to the town council who have run the facility since that time.
- 1.3 Whilst the facility is well run and an established venue in the town local clubs have identified a lack of suitable facilities in the town that they can access. In addition the sand based pitch, whilst being used heavily, is not suitable for competitive match play.
- 1.4 In addition to this for some time Gainsborough Trinity Football Club have been working to identify and fund an all weather training pitch in the town. Their aspiration has always been for any pitch to be widely available for community use and that they as a club would be treated no differently to other users and would need to pay for the facilities.

## **2 Proposal**

- 2.1 Gainsborough Trinity Foundation is a Charity which operates as the community arm of Gainsborough Trinity Football Club. They have been working with Gainsborough Town Council to investigate the possibilities of developing a 3G pitch on Rose's Sports Ground.
- 2.2 The Trinity Foundation have conducted a full feasibility study and are seeking to submit a grant application to the Football Foundation to partly cover the development costs which are estimated to be circa £750,000. The feasibility study is attached at Appendix One.
- 2.3 A core condition of any Football Foundation grant is security of tenure for the period of any potential grant clawback, which in this case would be 21 years. Therefore the Trinity Foundation have been in talks with Gainsborough Town Council around taking a sub-lease of the Rose's facility.
- 2.4 On the 6<sup>th</sup> November 2018 Gainsborough Town Council resolved that they agree in principle to a 25 year sub-lease of Roses Sport's Ground to Gainsborough Trinity Foundation subject to legal advice on terms.
- 2.5 The current lease provides Gainsborough Town Council an opportunity to sub-lease the facility subject to West Lindsey District Council approval. This would bind the Gainsborough Trinity Foundation to the terms and conditions in the original lease and would require WLDC to formally agree to the sub-lease by means of a licence.

### **3 Scheme of Development**

- 3.1 In addition to the provision of a 3G pitch the Trinity Foundation are keen to develop Rose's Sports Ground, providing wider community access, and for the grounds to act as a sporting hub for the town. It is proposed that this includes increasing the daytime use and promoting the facility to schools in addition to opening up the club facility as a community hub. This provides the opportunity of a multi sport hub being created in Gainsborough run by the community for the community.
- 3.2 The Trinity Foundation intend to relocate their staff to the facility providing a dedicated resource that can deliver additional courses and activities relating to health and wellbeing. This will not only safeguard 3 existing jobs, but will create a further 3.
- 3.3 An increased offer at Rose's Sports Ground would complement the Council's leisure offer and provide increased opportunities for residents to be active.
- 3.4 The additional facilities will support unmet demand as the town grows as well as having the ability to bring additional visitors into the town. Currently there are 72 affiliated football clubs locally who would benefit from access to an artificial training pitch.
- 3.5 The Trinity Foundation have already engaged with users of the facility and have further sessions planned. Feedback about the development has been mostly positive, and although the majority of the funding will come from the Football Foundation, the 3G pitch will provide a valuable training facility for other sports including rugby, netball and hockey.

### **4 Next Steps**

- 4.1 Positive conversations have already taken place between the Trinity Foundation and the Football Foundation around the levels of funding likely to be awarded. From these conversations it is clear that there is likely to be a gap in funding of up to £150,000. Other funding avenues will continue to be explored but, to date, no significant complimentary funding streams have been identified.
- 4.2 The Trinity Foundation have approached the Council to request up to £150,000 match funding to lever in a total of £600,000 from the Football Foundation. This would be a one off grant to be covered by a grant funding agreement, and would require no ongoing revenue funding from the Council. The proposed heads of terms for the grant funding agreement are attached at Appendix Two.
- 4.3 It is clear that the proposed development will assist the Council in delivering its Corporate objectives:
  - a) Securing £600,000 investment into the district's wider leisure and sporting offer.

- b) Increased opportunities for residents to be healthy and active.
- c) Developing and maximising the value of a Council asset – as the facility is owned by the Council its value will be increased.
- d) Engaging in partnership working to deliver improvements.
- e) Encouraging co-production and self help.

4.4 The Council's leisure contract, which began on the 1<sup>st</sup> June 2018, has a clear health and wellbeing focus, providing opportunities for all to engage in a healthy lifestyle. The proposed facility would complement the Council's wider leisure service, providing enhanced health and wellbeing opportunities across the local community.