

Subject: Leisure Development

Status: For Publication

Report to: Performance, Overview and Scrutiny

Date: 16th November 2010

Report of: Director of Customers and Communities

Portfolio Holder: Leisure

Key Decision: No

Forward Plan

General Exception

Special Urgency

1. PURPOSE OF REPORT

- 1.1 To update the committee regarding the progress of projects implemented as part of the 2009 Leisure Review including the funding agreements relating to Rossendale Leisure Trust (RLT) and Community Leisure Association Whitworth (CLAW).

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report impact directly on the following corporate priorities:-

- Delivering quality Services to our customers
- Delivering regeneration across the Borough
- Encouraging healthy and respectful communities
- Keeping our Borough clean, green and safe
- Promoting the Borough
- Providing value for money services

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- The investment for leisure identified in the February 2010 Full Council report was based on assumptions regarding the Council's ongoing commitment to leisure services. Changes from the assumptions outlined in that report could have an impact on the Council's overall budget.

- Failure to deliver the recommendations outlined in the 2009 Leisure Review committed to by the Council would have an impact on the reputation of the Council and our leisure partners.

4. BACKGROUND AND OPTIONS

4.1 Following a thorough review of leisure provision in Rossendale in 2009, in February Council approved the delivery of a significant leisure improvement project for the Borough including the following key actions:

- Negotiate surrender of the lease for Ski Rossendale with Rossendale Leisure Trust and continue to explore a viable option for the site.
- Continue with the procurement for a new pool at Haslingden Sports Centre and development of fitness suite, five-a-side and improvements at Marl Pits.
- Closure of Haslingden Pool on completion of new pool.
- Confirm a new funding agreement with CLAW and continue to work on the external review of the Riverside Civic Hall.
- Confirm a new funding agreement with RLT.

4.2 The following points provide an overview of progress against each of the leisure development key projects.

4.3 Bacup Leisure Hall

The Hall has now transferred to a private owner.

Use of the building is restricted to community leisure use and for a financial office (as restricted by the Town and Country Planning (Use Classes) Order 1987 i.e. just an administrative office not a bank or finance society. Within the leisure use, the owner shall promote the leisure use of the property and in particular give the Bacup Community Association (or other similar organization) use of the facilities for not less than 30 hours per week at times when the building or parts of it are not being used the owner or the property is not closed for repair or refurbishment.

If the owner wishes to sell the building, she has to offer the building and land to the Council and the Council can repurchase the Hall.

Cabinet has previously confirmed that the sale proceeds will be invested back into Bacup on priorities identified by the Bacup Neighbourhood Forum. Discussions have already commenced with the forum.

4.4 Ski Rossendale

As with Bacup Leisure Hall the KKP report outlined the transfer of the Ski Rossendale facility as intrinsic to the delivery of the Leisure Review. A sustainable and acceptable outcome for the site is therefore being perused.

The Ojeu process resulted in 6 initial expressions of interest two of which were invited to provide a more detailed submission. The Ojeu process has now been formally closed and the interested organisations have been informed that regretfully their submissions were found to be unviable.

The Council's Head of Regeneration and the General Manager of the Leisure Trust are in the process of developing a feasibility options report for the Ski Rossendale site which should be available by end of December 2010.

4.5 Facilities Development: Haslingden Pool and Marl Pits Development

A Project Team including representatives from across Council departments, senior staff at Rossendale Leisure Trust and Mouchel's project management team has been meeting on a regular basis to refine outline plans for both new facilities.

4.6 The outline planning application has been submitted on behalf of the Council by Mouchel. Following a period of verification the plans were accepted as a valid application on 15 October 2010. All those individuals who expressed an interest in being kept updated on the leisure development were sent an information leaflet making them aware that the plans had been submitted, where and they could be viewed and how they could provide any comments.

4.7 The outline planning application will be considered at the Development Control Committee meeting on 13th December 2010.

4.8 As reported at the Overview and Scrutiny meeting on 21st September 2010 Mouchel, Rossendale Leisure Trust and Rossendale Borough Council's project team commenced the procurement process for the two improved facilities. Listed below is an update on that ongoing work:

- Invitations to tender were published on 20th October 2010
- A bidder briefing session and facilities/site tour was held on 22nd October 2010
- 4 Bidders have registered an intention to tender for the projects: Gb Building Solutions Ltd, Kier Regional, Mansell Construction Services Ltd, Willmot Dixon Construction.
- Timeline for submission of tenders and evaluation:
 - Bidders tender returns 8th November 2010
 - Tender evaluation 17th November 2010
 - Bidder interviews 19th November 2010
 - Conclude final score 22nd November 2010
 - Preferred contractor appointed 3rd December 2010

4.09 Funding and Performance agreement: CLAW and the Riverside

Globe Consultants have been awarded the contract to work alongside the Council and CLAW to investigate opportunities to increase income at the Riverside and produce a business plan for the venue. The receipt of the final report is projected for week beginning 6th December 2010.

4.10 A highlight report on progress from CLAW is included at Appendix 1.

4.11 Funding and Performance agreement: Rossendale Leisure Trust

Performance Indicators for Rossendale Leisure Trust are attached at appendix 2 along with the financial report at appendix 3.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

5.1 The financial performance to date for both CLAW and Rossendale Leisure Trust are attached.

5.2 Both organisations are performing within their respective grant allocations. Rossendale Leisure Trust has also absorbed the additional costs associated with running Bacup Leisure Hall beyond June 2010 (c. £5k per month). This additional cost was not accounted for in the 2010/11 grant.

5.3 Haslingden Sports centre is currently trading £12k below its budgeted profit levels, however, is it understood that the facility is performing in line with the original business case for the phase 1 extension and equipment investment. The adverse performance is associated with a secondary initiative regarding toning table.

5.4 As the future of Ski Rossendale is concluded the Rossendale Leisure Trust will have to consider what if any impact any final decisions will have on its own balance sheet.

5.5 A previously agreed capital investment programme has now been concluded at the Whitworth Leisure Pool, which amongst other things has ensured internal DDA compliance. Council Officers and members of CLAW are working jointly to progress some remaining external matters.

6. MONITORING OFFICER

6.1 No comments

7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

7.1 No comments

8. CONCLUSION

8.1 There has been progress against each of the key actions identified as a result of the leisure review.

9. RECOMMENDATION(S)

9.1 For the committee to note the work carried out so far in relation to the leisure projects.

10. CONSULTATION CARRIED OUT

10.1 As included within the body of the report.

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required No

Is a Community Impact Assessment attached No

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required No

Is a Biodiversity Impact Assessment attached No

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Background Papers	
Document	Place of Inspection
CLAW highlight report	<i>Appendix 1</i>
Performance report – RLT	<i>Appendix 2</i>
Financial report – RLT	<i>Appendix 3</i>