

Date of Meeting 12th April 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Colyton Leisure Centre and All Weather Pitch

Report summary:

This report is being provided by way of an update on the current discussions with Colyton Grammar School (CGS) regarding the realignment of the terms of the existing Management Agreement and Lease agreements alongside CGS proposals to install a new all-weather pitch (AWP) and associated floodlights.

At a recent meeting with the School, it was agreed in principle that the Management Agreement for the Sports Centre should be altered to reflect the changes in Sports Hall usage by both parties over the last decade. The current split of costs is EDDC pays 60% and CGS pays 40% of associated costs. The proposed alteration allows for EDDC to pay just 40% and CGS 60% to reflect actual usage.

As part of these discussions, the School raised the need to replace the AWP and floodlights which is estimated to cost in the region of £360,000. The school accept it is their responsibility to carry out this work and are currently fund-raising to meet this capital cost but they have also asked whether EDDC would contribute 40%, which would equate to approx. £144,000. Use of the AWP would then be incorporated in a new lease document securing its long term future for the general public. Without the replacement floodlights LED will be unable to let the AWP during winter evenings and therefore rental income will fall. The rental income received through letting of the AWP will help mitigate the up-front capital contribution.

These proposals are currently out to Tender and it is likely a Contractor will be appointed in the summer with a view to starting on site during the school holidays.

EDDC have commissioned a review of the Council's current Leisure Strategy which is being undertaken by Strategic Leisure who are due to submit their recommendation report to Cabinet in June /July and their report is likely to have a bearing on the future of Colyton as an LED site. Strategic Leisure's quality site assessment identifies the pitch surface at Colyton to be poor and in need of replacement and consultation with Honiton TC also identified that the Colyton Pitch is used by several of their local clubs but is in poor condition. Development of a pitch in Honiton is a key priority moving forward.

Should EDDC agree to contribute towards the costs of the AWP, payback is likely to be between 10-15 yrs. but further investigation is required before the payment length can be confirmed.

CGS would also be prepared to add the 2 all-weather netball courts adjoining the AWP into the community use agreement. There is a growing demand for women's netball that could be developed in due course. The courts can also be used for tennis and 5-a-side football.

Negotiations will continue over the next few months with CGS as the Management Agreement and Lease do need to reflect the change in circumstances.

However, if the proposal to contribute towards the AWP & Floodlights can be brought forward of any Report on the overall future of shared sites, it will greatly assist in the overall discussions with the school.

Any decision to contribute in the AWP and Floodlighting costs will require a budget and therefore Council approval. A variation to the existing lease is an Officer decision delegated to Service Lead – Place, Assets & Commercialisation in consultation with Portfolio Holder.

Is the proposed decision in accordance with?

Budget Yes ☐ No ☒

Policy Framework Yes ☒ No ☐

Recommendation:

- 1) A business case is prepared whereby EDDC make a 40% contribution to the AWP & Floodlights which is considered in advance of the overall Leisure Strategy review outcomes of shared LED sites.
- 2) That the Forum support a report direct to Cabinet to consider the contribution to the AWP and Floodlights once a fuller business case is developed. If supported, this will then require an onward recommendation to Council for budget.
- 3) Discussions continue alongside the production of this report which ensure the necessary changes to the Management Agreement & Lease are captured in revised Heads Of Terms and updated documents.

Reason for recommendation:

The proposal as part of the package is that we contribute £144K to these works which based on the newly agreed contribution split at the leisure centre being 40% in EDDC's favour. The ability to use these facilities will be incorporated into the lease which will provide long term security for the continued use of these facilities as if the management agreement were to end, so too would our use.

The emerging strategy aside, the ideal outcome might be the change in % split of costs in the leisure centre without having to contribute to the AWP, but that isn't currently the offer.

Some more work is needed on the financials but it's thought the payback through this proposal would be circa 10- 15 years, but it also gives the long term security on the AWP if indeed the strategy says this is needed.

The school need to commence these works this summer and hence the urgency and the recommendation that this proposal is considered in advance of the strategy.

Officer: Tim Child, Service Lead – Place, Assets & Commercialisation tchild@eastdevon.gov.uk ,
01395 571692

Portfolio(s) (check which apply):

- ☐ Climate Action and Emergency Response
- ☐ Coast, Country and Environment
- ☐ Council and Corporate Co-ordination
- ☐ Democracy, Transparency and Communications

- ☒ Economy and Assets
- ☒ Finance
- ☐ Strategic Planning
- ☐ Sustainable Homes and Communities
- ☒ Tourism, Sports, Leisure and Culture

Equalities impact Medium Impact

Improved access for all to the new facilities.

Climate change Low Impact

Risk: Medium Risk; If the AWP is not replaced LED will lose significant income during the winter months for an indefinite period of time- the lease with the School is for 99 yrs. from 6th January 2004.

Links to background information none

Link to [Council Plan](#)

Priorities (check which apply)

- ☐ Better homes and communities for all
- ☐ a greener East Devon
- ☐ a resilient economy

Financial implications:

The financial details are contained within the report. Any additional spend will be required to be recommended to Cabinet and approved by Council.

Legal implications:

The initial legal issues are covered in the report. Legal Services will assist with the future steps to secure the relevant agreements going forwards.