

BURWELL SPORTS CENTRE

To: **General Purposes Committee**

Meeting Date: **12th March 2015**

From: **LGSS Director of Finance**

Electoral division(s): **Burwell**

Forward Plan ref: **N/A** *Key Decision:* **No**

Purpose: **For General Purposes Committee to authorise a request from Burwell Community Sports Centre to renew its lease of Burwell Sports Centre for a further term of 25 years at a fixed rental of £1 per annum.**

Recommendation: **General Purposes Committee is recommended to authorise the Director of Finance to grant a lease on concessionary terms to Burwell Community Sports Centre Ltd.**

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1. BACKGROUND

- 1.1 Burwell Community Sports Centre (BCSC) is run for the Community, by the Community through BCSC a registered charity. The Sports Centre was opened in 1985 through fundraising efforts of local residents and grant aid from East Cambridgeshire District Council.
- 1.2 As its contribution to the project the County Council granted a 28 year lease of 3,408sqm of land on the Burwell Village College site from March 1983 with a right to extend the lease on expiry for a further 7 years. The original lease was extended in March 2011 and the current lease expires on 27th March 2018.

2. MAIN ISSUES

- 2.1 General Purposes Committee has delegated the grant of concessionary leases where the value is under £20,000 per annum and the term of the lease is less than 7 years to the Director of Finance. Although the rental value of the premises would fall within the officer delegation, the term of the lease in this case exceeds the length of lease contained in the delegation, and the Committee's authority is therefore required for the grant of this lease.
- 2.2 The Sports Centre aims to provide sports and leisure facilities at affordable prices in a convenient location to fit the busy lifestyles of the local community. The facilities cater for all sections of the local community from babies and toddlers to the elderly and to disadvantaged people of all ages.
- 2.3 Burwell Community Sports Centre (BCSC) is now nearly 30 years old and the building needs modernisation. BCSC urgently wishes to apply for funding to replace the hot water and heating system. The current system is inefficient, costly in monetary and environmental terms and un-repairable due to its age. To apply for funding a longer lease term is required on the building typically funders are looking for an unexpired term of 25 years.
- 2.4 The Centre currently receives an annual grant of £4,500 from East Cambridgeshire District Council and has applied for other grants for specific projects and equipment.
- 2.5 It has recently received a grant of £14,000 through East Cambridgeshire District Council and Burwell Youth Improvement Project to replace the lighting in the main hall on the understanding that BCSC would apply for a longer lease to secure this investment.
- 2.6 The proposed improvements will make the centre a more pleasurable place to take part in leisure activities for the many users, particular for the under 5s and mature and active users for whom an appropriate temperature is vital. It will also reduce the running costs of the centre providing additional funds to put back into providing improved facilities for the community.
- 2.7 BCSC has a separate lease of adjacent land for an all-weather pitch for a term of 25 years at a peppercorn rent expiring 31st August 2029.
- 2.8 The local member Councillor David Brown is supportive of the request as the Centre is a valuable community asset.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

There are no significant implications within this priority.

3.2 Helping people live healthy and independent lives

The report above sets out details of significant implications in paragraph 2.1 and 2.5.

3.3 Supporting and protecting vulnerable people

The report above sets out details of significant implications in paragraph 2.1 and 2.5.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

The report above sets out details of significant implications in paragraph 2.7.

4.2 Statutory, Risk and Legal Implications

There are no significant implications within this category.

4.3 Equality and Diversity Implications

There are no significant implications within this category.

4.4 Engagement and Consultation Implications

There are no significant implications within this category.

4.5 Localism and Local Member Involvement

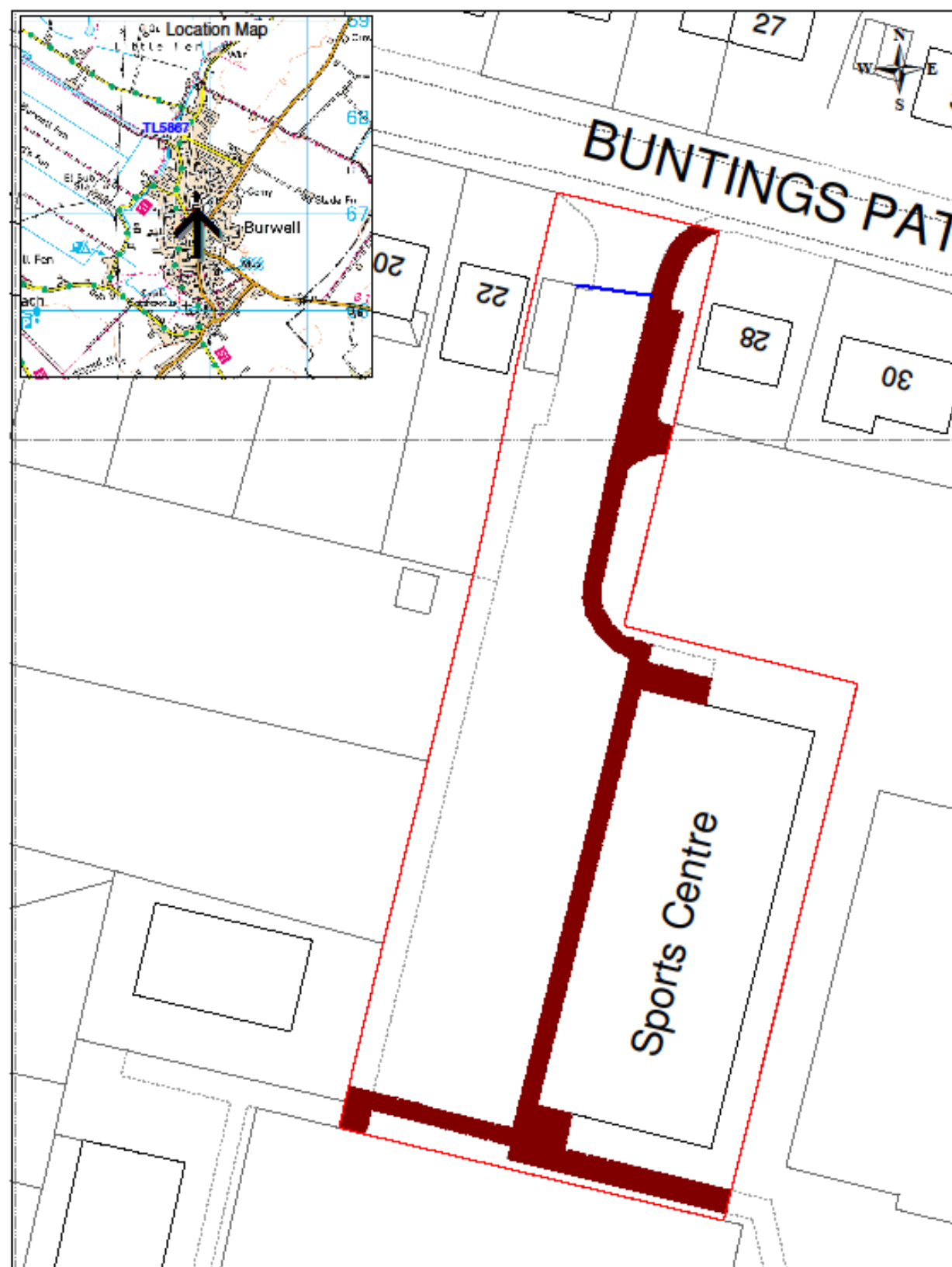
No implications have been identified by officers.

4.6 Public Health Implications

There are no significant implications within this category.

Source Documents	Location
Deed Packet	County Records

USRN:00062 Sports Hall, Burwell Village College



Scale (at A4): 1:500
 Date: 8th December 2010
 By: bs270
 File: \\CCC.Cambridgeshire.gov.uk\gis\Res\Ppd\Estates\NON-FARMS\Leases\10-12-08 BurwellVC SportsHall.wor (Job No.1967)

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