

Trust and Charity Committee 21st July 2017

Title of paper:	Grass Tennis Courts on Highfields Sports Ground	
Director(s)/ Corporate Director(s):	Andy Vaughan Corporate Director Commercial and Operation Services Hugh White Director of Sport and Culture	Wards affected: Dunkirk and Lenton
Report author(s) and contact details:	Eddie Curry Head of Parks Open Spaces & Investment Funding eddie.curry@nottinghamcity.gov.uk Tel:- 0115 8764982 John Wileman Head Sport and Leisure and Community Centres John.wileman@nottinghamcity.gov.uk Tel: - 0115 876	
Other colleagues who have provided input:	Mike Wisner – Chief Operating Officer Nottingham Tennis Centre, Tel: (0115) 876 5563 mike.wisner@nottinghamcity.gov.uk John West- Estates Surveyor Tel: (0115) 876 3086 John.west@nottinghamcity.gov.uk Connie Green – Solicitor Tel:(0115) 8764294 connie.green@nottinghamcity.gov.uk Thomas Straw - Senior Accountant Capital Programmes Tel: (0115) 8763659 Thomas.straw@nottinghamcity.gov.uk	
Date of consultation with Portfolio Holder(s) (if relevant)	Cllr Dave Trimble Portfolio Holder for Leisure and Culture 19 th May 2017	
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input checked="" type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>This report presents proposals and seeks approval for the City Council to enter into a long term deed of dedication or extended licence with the Highfields Leisure Trust for the use of land dedicated to 4 new Grass Tennis Courts at Highfields Sports Ground.</p> <p>The project to build the courts was delivered in the summer of 2016 and funded by the Lawn Tennis Association (LTA). The new courts have increase the number / availability of Grass Courts / improve community access to tennis coaching and top class facilities and importantly the improvements will also help the City to secure a long term investment from the LTA and continue to build on Nottingham's reputation as a Leading Tennis Tournament Facility.</p> <p>The total value of the investment was £128,000 with opportunities for additional revenue through events and increased in participation. The City Council will pay £1,500 per year to the Highfields Trust for the lease of the land and the courts will be maintained directly by the Tennis centres grounds team.</p> <p>The long term deed of dedication or extended licence for the land is also subject to the development and delivery of a community use agreement.</p>		

Recommendation(s):	
1	Subject to further consultation and confirmation by the Charities Commission the Committee approves the creation of a long term deed of dedication or extended licence lease between the City Council Tennis Centre and the Highfields Leisure Trust.
2	That committee approves and delegates authority to the Director of Strategic Asset and Property Management to agree the format and terms of the long term deed of dedication or extended licence.
3	The committee approves and delegates authority to the Director of Sport & Culture to continue the preparation of the detailed Community use agreements with the Tennis Centre and the LTA.

1 REASONS FOR RECOMMENDATIONS

- 1.1 The recommendations are being sought in order to formalise in the form of a long term deed of dedication or extended licence for the use of the land and ensure that the long term community use of the land continues to deliver community / sporting activity in line with the charitable objects of the Highfield leisure Trust.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Highfields Sports Ground is one of the most popular and well used facilities / sports grounds within the City. The Sports Ground contains a wide range of grass football pitches and provides space for a range of both summer and winter events. The Sports Ground is located adjacent to the Nottingham Tennis Centre and also often helps provide parking for the major events at the Tennis centre e.g. the WTA Nottingham Open.
- 2.2 The 4 new grass courts will ensure that a long term future for the major international week of tennis at the site where for the first time men's and women's international tennis will be played in the same week in Nottingham increasing the interest and hopefully the quality of players who will be taking part. The additional courts will open up opportunities after the tournament for local people to play on top quality grass courts, an experience which is not readily available. It will also allow the centre to further enhance our offering to schools where we engage over 3,500 school children in our events and over 30 schools on an annual basis, which has a direct influence on increasing participation and revenue to the centre.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Without full approval of the recommendations the Council will not have a compliant secured use of the land and the charity will not comply with the charity commissions regulations.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 The proposed long term deed of dedication or extended licence is to be let a full repair and maintenance deed / licence and does not add any additional financial risk

to the Highfields Trust. If approved this deed/ licence would generate an additional annual rent of £1,500 P/A. In addition to the increased revenue generated by entering into the proposed lease the Trust would also benefit from having reduced on-going maintenance costs.

Thomas Straw - Senior Accountant Capital Programmes 22/6/17

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 The proposed new long term deed of dedication or extended licence will need to be on terms and conditions which provide value to the charity and which satisfy the requirements of the Charity Commission. In this regard further discussion will need to be had with the Charity Commission regarding its exact requirements.

Connie Green – Solicitor 22/6/17

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

- 6.1 Careful consideration will need to be given to the terms of the long term deed of dedication or extended licence and suitable Heads of Term will need to be drafted and subsequently agreed. All appropriate risks will need to be covered to minimise any future liability on the Council. Consideration will also need to be given around other users of the site, and access rights etc. There are however, no objections to the principle of entering in to a long term full repairing and insuring deed of dedication or extended licence

John West- Estates Surveyor 22/6/17

7 EQUALITY IMPACT ASSESSMENT

- 7.1 Has the equality impact of the proposals in this report been assessed?

An EIA has not been completed as this proposal will secure improved community access and participation.

8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 8.1 N/A

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 9.1 Trust and Charities Committee 29th July 2016- Highfields Park Sports Ground LTA Tennis Court Improvements