

Trusts and Charities Committee – 28th September 2020

Title of paper:	Changing Rooms at Nottingham Hockey Centre, Highfields Park	
Director(s)/ Corporate Director(s):	Kevin Shutter, Director of Strategic Asset and Property	Wards affected: Lenton and Wollaton East
Report author(s) and contact details:	John West, Estates Surveyor	
Other colleagues who have provided input:	Eddie Curry, Head of Public Realm Services	
Date of consultation with Portfolio Holder(s) (if relevant)	Not applicable	
Relevant Council Plan Key Theme:		
Nottingham People		<input type="checkbox"/>
Living in Nottingham		<input type="checkbox"/>
Growing Nottingham		<input checked="" type="checkbox"/>
Respect for Nottingham		<input type="checkbox"/>
Serving Nottingham Better		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>To report to the Committee a decision that was agreed by delegated powers after consultation with the Chair, Vice-Chair and Opposition Member, in that a new lease is entered in to for ground floor changing rooms at Nottingham Hockey Centre, Highfields Park.</p> <p>Approval was given by email to this decision on 22nd July 2020. The text below was all included in that decision and has been largely transposed in to this report.</p>		
Recommendation(s):		
1	To note that a new lease will be entered into for ground floor changing rooms at Nottingham Hockey Centre, following approval from the Chair, Vice-Chair and Opposition Member.	
2	To note that a shorter-term lease or tenancy will be entered in to, to allow the tenants immediate occupation as the longer agreement is worked on if so required.	

1 Reasons for recommendations

- 1.1 The changing rooms were originally excluded from the lease to the Hockey Centre for the council to retain control of them as other pitch bookings continued on the site.
- 1.2 With additional hockey pitches coming on line, there is now no further need to retain use of the rooms and by granting a lease to the Hockey Centre means that investment in their upgrading is secured. Community access will still be granted due to the lessee's Community Use Agreement.
- 1.3 The proposed lease is to be co-terminus with the existing lease for the remainder of the Hockey Centre (99 years commencing in 2015, and so expiring 09-08-2114) and on identical full repairing and insuring terms. The rent will be £1 per annum.

- 1.4 The lessee intends to fully refurbish the changing rooms to bring them up to a standard similar to the rest of their buildings, the cost of which is anticipated to be circa £50,000.

2 Background (including outcomes of consultation)

- 2.1 The lease for Nottingham Hockey Centre was completed in 2015, and generates an annual rent on a 99-year term with all repairs and insurance being the responsibility of the tenant.
- 2.2 Since then the University of Nottingham and Nottingham High School have also taken leases of land to provide an additional 3 hockey pitches. This has helped create one of the largest and best Hockey Centres in Europe, and put the centre in contention to host major international tournaments.

3 Other options considered in making recommendations

- 3.1 The option of retaining the changing rooms was rejected as the city council no longer have an operational need to retain control and would therefore become a maintenance liability. Suitable terms have been agreed.

4 Finance colleague comments (including implications and value for money/VAT)

- 4.1 Not applicable as comments were not included on the delegated decision due to the low value of the decision. Annual savings in the running costs related to the changing rooms are in the region of £300 - £400.

5 Legal and Procurement colleague comments (including risk management issues, and legal, Crime and Disorder Act and procurement implications)

- 5.1 Not applicable as comments were not included on the delegated decision due to the simple nature of the decision. However, informal discussion took place with Mick Suggett, Legal Services prior to the delegated decision being sought, and no concerns were raised.

6 Strategic Assets & Property colleague comments (for decision relating to all property assets and associated infrastructure) (Area Committee reports only)

- 6.1 This is a report of an Officer of Strategic Assets and Property and no further comments are required. The delegated decision was seen and agreed by Rod Martin, Development & Disposals Manager prior to the delegated decision being sought.

6 Public Realm colleague comments

- 7.1 The transfer of the changing rooms to the Hockey Centre to manage will help to drive forward the improvement of the facility and will help the council to reduce its expenditure for their maintenance and management. Community groups will still be able to use the facilities but the bookings will be managed by the Hockey Centre. Advice provided by Eddie Curry (for the delegated decision).

7 Equality Impact Assessment (EIA)

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

No
An EIA is not required because this report does not propose a new or changing service or function.

Yes

8 List of background papers other than published works or those disclosing confidential or exempt information

8.1 None.

9 Published documents referred to in compiling this report

9.1 None