



AGENDA ITEM: 5(k)

CABINET: 12th January 2016

**Report of: Assistant Director Community Services
Assistant Director Housing and Regeneration**

**Relevant Managing Director: Managing Director (People and Places)
Managing Director (Transformation)**

**Relevant Portfolio Holders: Councillor Y. Gagen
Councillor I. Moran**

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SUBJECT: RICHMOND PARK

Wards affected: Burscough wards.

1.0 PURPOSE OF THE REPORT

- 1.1 To consider a request from Burscough Richmond Football Club for revised arrangements for the club's use of changing rooms and a football pitch at Richmond Park, Burscough.

2.0 RECOMMENDATIONS

- 2.1 That the Assistant Director Community Services be authorised to enter into a new 25 year lease with Burscough Richmond Football Club in relation to the changing pavilion at Richmond Park, Burscough (shown edged red on the plan at Appendix 1 to this report).
- 2.2 That the existing licence with the club on the football pitch at Richmond Park be extended to run concurrently with the new lease.
- 2.3 That a community use agreement for the changing pavilion and pitch area be developed as part of the lease/licence process.

- 2.4 That to give effect to the arrangements at 2.1, 2.2 and 2.3 the Assistant Director Community Services be authorised to conclude the termination of the existing lease and negotiate the terms of, and complete, the grant of a new lease and community use agreement with Burscough Richmond Football Club, subject to any necessary statutory consultations being undertaken and consents being obtained. This authorisation to include the advertising of the disposal of the public open space to enable the licence to proceed.
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3.0 BACKGROUND

- 3.1 Burscough Richmond Football Club have played at Richmond Park since just after the park was opened in the 1960's. The Council has supported their development throughout this time which has led to the club having an increasingly successful local team.
- 3.2 In 2009, as part of a programme of park improvements, the Council demolished the old changing rooms on the park and constructed new changing rooms alongside the bowling green. This new changing pavilion also includes a community room for the use of the club and other community groups, including bowling clubs.

4.0 CURRENT POSITION

- 4.1 The Club is currently looking for promotion to a higher league, and are investigating external funding with the Football Foundation for upgrading the changing pavilion before they can move up. During this process they realised that their lease still relates to the old changing rooms. They have now requested that the old lease be replaced and a lease be granted for the new pavilion, and have asked that this new lease be for a term of 25 years to support future funding bids
- 4.2 They have also requested that the licence they have to use the football pitch, which currently has 8 years to run, is extended to run concurrently with the new lease.

5.0 PROPOSALS

- 5.1 This Club has a long history of playing at Richmond Park and the Council has a very good working relationship with them. It is proposed therefore that a new lease is negotiated with the club for the changing pavilion, for a term of 25 years.
- 5.2 It is also proposed that the licence the club holds on the pitch is extended to run concurrently with the building lease.
- 5.3 It is also proposed that as the pavilion has a community room available for wider community use, and the pitch is also part of the public open space that is Richmond Park, that a community use agreement is included as part of the clubs new lease/licence arrangements.

- 5.4 The alternative would be not to grant the lease. That, however, would limit the Club's ability to attract funding and leave the Club without an interest in the new pavilion.

6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 6.1 The project will support the Council's strategic aims in respect of improving access to quality facilities, providing facilities to improve the health and quality of life of the community.
- 6.2 The community use agreement for the site will allow wider involvement from the local community.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 Establishing these new or extended agreements will allow the club to access external funding to enable them to undertake the improvement works necessary to satisfy requirements for promotion.
- 7.2 The lease on the pavilion will involve the Club taking on a role of maintaining internal fixtures and fittings, whilst the Council continues to maintain the fabric of the building. The Club will also take on the maintenance of the football pitch during the playing season. Both of these issues will result in budget savings to the Council.
- 7.2 The cost of establishing the new agreements will be borne by the club, including the cost of advertising the disposal of the public open space.

8.0 RISK ASSESSMENT

- 8.1 The main risk associated with this proposal would be the loss of opportunity if the Council wished to use the land and facilities for other purposes. As this land is classified public open space and the pavilion was funded for community recreational purposes this would seem to be an acceptable risk.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

Appendix 1 – Plan of new changing pavilion

Appendix 2 – Equality Impact Assessment

Plan of new changing pavilion



Equality Impact Assessment

Equality Impact Assessment Form	
Directorate: Community Services	Service: Leisure, Cultural & Arts
Completed by: Stephen Kent	Date: 23rd November 2015
Subject Title: Richmond Park	
1. DESCRIPTION	
Is a policy or strategy being produced or revised:	No
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned:	No
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations):	No
Details of the matter under consideration:	Request for changes to lease and licence currently held by Burscough Richmond Football Club for Richmond Park, Burscough
<i>If you answered Yes to any of the above go straight to Section 3</i> <i>If you answered No to all the above please complete Section 2</i>	
2. RELEVANCE	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	<i>*delete as appropriate</i>
If Yes , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered Yes go to Section 3</i>	
If you answered No to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
3. EVIDENCE COLLECTION	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Local football club and local community
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	Local football club and local community

Which of the protected characteristics are most relevant to the work being carried out?	
Age	Yes
Gender	No
Disability	No
Race and Culture	No
Sexual Orientation	No
Religion or Belief	No
Gender Reassignment	No
Marriage and Civil Partnership	No
Pregnancy and Maternity	No
4. DATA ANALYSIS	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	Land and changing rooms are currently leased/licenced to Burscough Richmond Football Club, but are also used by the wider community.
What will the impact of the work being carried out be on usage/the stakeholders?	Stakeholders will have greater security of tenure which will be used to release external grant funding.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	Club require improvements to changing facilities. This process will assist their grant bids.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	None
If any further data/consultation is needed and is to be gathered, please specify:	
5. IMPACT OF DECISIONS	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	None
6. CONSIDERING THE IMPACT	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	Any impacts will be monitored by the Club and Council and dealt with accordingly
What actions do you plan to take to address any other issues above?	Liaison with Club and local community through the Parish Council
7. MONITORING AND REVIEWING	
When will this assessment be reviewed and who will review it?	November 2016. Reviewing officer – Stephen Kent