



AGENDA ITEM: 5(k)

CABINET: 15 March 2016

**Report of: Director of Leisure and Wellbeing
Director of Housing and Inclusion**

**Relevant Portfolio Holders: Councillor Y. Gagen/
Councillor J. Patterson**

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SUBJECT: PLATTS LANE LAKE, BURSCOUGH

Wards affected: Burscough wards.

1.0 PURPOSE OF THE REPORT

1.1 To consider a request from Burscough and District Angling Club for the surrender of the existing agreement and the granting of a new 10 year lease for Platts Lane Lake, Burscough.

2.0 RECOMMENDATIONS

2.1 That the proposal to accept a surrender of the existing angling agreement and grant a new lease to Burscough and District Angling Club on Platts Lane Lake for a term of 10 years be approved.

2.2 That the Director of Leisure and Wellbeing be authorised to undertake all necessary negotiations to agree the new lease with Burscough and District Angling Club, subject to all necessary consents and approvals being obtained.

3.0 BACKGROUND

3.1 Burscough and District Angling Club (the 'Club') have held an agreement for the use and management of the fishing waters at Platts Lane Lake since 1994. They have managed the waters and the use by their members in an efficient and

effective manner and have a good working relationship with the Council. During their tenure they have invested in water management, fish stocking and access facilities, have undertaken all monitoring and control of fishing, maintained the lake banks and fishing platforms, and have always worked with the Council to ensure their ground rent and fishing ticket income is paid on time.

4.0 CURRENT POSITION

- 4.1 The current 10 year agreement with the Club is due to expire on 31 March 2017. They are currently proposing significant investment in a fish re-stocking programme and have requested that an extension of their agreement is considered at this time to help justify their investment. Whilst they have requested an extension of a further 10 years on their current agreement, it would be more sensible to surrender the existing agreement and grant a new lease.

5.0 PROPOSALS

- 5.1 The Club have undertaken the terms of their current agreement in a satisfactory manner and it is therefore proposed that a new lease of 10 years be approved, subject to the satisfactory completion of all necessary negotiations.
- 5.2 The negotiations would include agreeing maintenance functions across the site to be undertaken by the Club for which they would use the day ticket monies previously payable to the Council (Cabinet 15 September 2015 : Operational Assets – Managed Fishing Lakes).

6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 6.1 Platts Lane Lake is an important facility for the local community in Burscough and the Club have shown that they are capable of managing this facility for the benefit of the whole community. They have invested in the facility and work together with the Council to ensure the on-going good management of the lake and surrounding facility.
- 6.2 The Club help the Council to provide healthy outdoor recreational activities for the community in line with the Councils aim of improving health and well-being.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 Within the current agreement with the Club they are responsible for collecting all day ticket fees from non- members and the Council receives 50% of this amount. In 2015 this figure was £1200 and in 2014 it was £1000. It is proposed that this income sharing continues under the same terms, including the option of the Club using the monies to undertake maintenance functions as outlined in para 5.2.
- 7.2 Ground rent chargeable to the Club currently stands at £300 per annum. It is proposed that this should be increased to £400 per annum.
- 7.3 Legal costs for establishing this new lease will be borne by the Club.

8.0 RISK ASSESSMENT

- 8.1 In respect of future use of this site, it is important that the existing devolved management system continues in its current successful manner. The Council does not have the capacity to manage this site as an angling facility without the help of an angling club and Burscough and District Angling Club have proven themselves as the best club for this facility.

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 – Location Plan

Appendix 2 – Equality Impact Assessment