

APPENDIX 2 - CRICKLADE CAMPUS

SUMMARY

1. This report recommends that the council invests in Cricklade Leisure Centre and proposes that the centre is transferred as part of a package of assets to Cricklade Town Council.
2. The package of assets proposed is:
 - The Leisure Centre at Stones Lane
 - Ockwells, High Street
 - Waylands Car Park (relevant spaces)
3. It is estimated that investment is required to address the backlog of maintenance and deliver some enhancements to improve the customer experience.
4. In addition, a sinking fund would be included in the transfer package to ensure that the town council can sustain the provision of the leisure centre in the future.

BACKGROUND

5. The construction of a campus in Cricklade was approved in 2012. The local Community Operations Board (COB) as a sub-group of the Royal Wootton Bassett and Cricklade Area board, developed a scheme at Stones Lane Leisure Centre. The £5.300 million scheme included refurbishing the leisure centre and providing community space and other facilities.
6. Most of the leisure site, at Stones Lane, is owned by the council and is leased to the Cricklade & District Community Association (C&DCA) – a community trust established in 2008 - that manage and operate the centre. The lease agreement is full repair and maintenance.
7. C&DCA receives an annual revenue grant of £0.035 million from the council's leisure service. Since the campus investment was announced the trust has also received an annual capital grant of £0.035 million for maintenance.
8. The trust did not wish to transfer the centre back to the council and its preference was to continue to manage and operate the new campus following investment from Wiltshire Council.
9. The risk to the council of investing in the leisure centre with the continued management by C&DCA based on its operational model since 2008, resulted in a review to consider an option that would alleviate the risk whilst still providing a sustainable centre for the local community.

10. Discussion and negotiations have taken place with the town council regarding the possible transfer of the centre along with other assets to make this a viable and sustainable proposition.

PROPOSAL

11. It is recommended that the following assets are transferred to Cricklade Town Council:

- Leisure Centre at Stones Lane
- Ockwells, High Street
- Waylands car park spaces owned by Wiltshire Council

12. At an extraordinary meeting held on 17th October 2017, the town council approved the motion to request the transfer of assets from Wiltshire Council.

13. The transfer is predicated on:

- An investment in the leisure centre to address the maintenance backlog and deliver enhancements to improve the customer experience and enable an increase in income.
- The provision of a capital sinking fund.

To note:

14. C&DCA will continue to manage the leisure centre, under the stewardship of the town council.

15. The library will continue to be located at Ockwells - delivered by Wiltshire Council with the support of volunteers.

16. The current tenancy agreement (GP surgery) will transfer to the town council.

OTHER OPTIONS CONSIDERED

Deliver Cricklade Campus - as approved in 2009

17. This investment presents a risk based on the model for management and operations, and does not provide value for money or a model that is sustainable for the future. It is therefore not recommended.

Do nothing

18. The option to not invest in a campus in Cricklade was considered.

19. This would mean that C&DCA would continue to operate the centre. Its reliance on a £0.035 million revenue grant and capital grant of £0.035 million per annum is not sustainable. On the basis of no investment to address the maintenance backlog and no revenue and capital grant funding, it is extremely unlikely that C&DCA can provide continuity of service and increase its income. Maintenance investment has been solely based on essential health and safety works whilst the campus discussions were resolved.

CAPITAL BUDGET - UPDATE

20. The revised scheme will be delivered within budget (as set out in Appendix 1 part 2 paper)
21. £0.444 million has been spent to date on design and surveys.
22. The current revenue commitment is a grant to C&DCA of £0.035 million per annum.
23. There will be no on-going capital grant if the transfer is approved – the transfer includes a sinking fund (as set out in Appendix 1 part 2 paper).

REVENUE BUDGET - UPDATE

24. The C&DCA currently receive a revenue grant from the council of £0.035 million per annum.
25. There will be no on-going revenue grant if the transfer is approved.
26. Ockwells is owned by Wiltshire Council and is currently leased to the Town Council and Cricklade GP surgery.
27. The net-benefit to the council is estimated £0.018 million per annum; this benefit will not be achieved under these proposals.
28. As landlord, Wiltshire Council pays for the maintenance, repairs, and compliance for the common parts of the building and for the maintenance and repair of the external fabric. A proportion of this cost is recharged to the tenants in the form of a service charge. There is a cap on the amount payable by the tenants to cover external repairs – Wiltshire Council covers the cost of any shortfall as well as paying a share of the service charge as an occupier (library) of the building.
29. The library would continue to occupy its current footprint at no cost to Wiltshire Council (other than the direct service provision costs).
30. No income is generated from the Waylands car park spaces. The town council currently leases Wayland carpark from Wiltshire Council. The car park is adjacent to the Town Hall and consists of 34 parking spaces. Wiltshire

Council owns part of this site. The Town Hall (which is owned by a trust) owns the remainder of the site and leases this section of the car park to Wiltshire Council, which leases the entire car park to CTC.

PROPOSED ASSET TRANSFER – BENEFITS

31. Transferring the proposed package of assets to the town council will enable the long-term sustainability of the facilities in the local community; particularly the leisure provision. The town council and C&DCA are rooted in the community and understand the local needs and market place.
32. The investment by Wiltshire Council will make the centre more financially sustainable and viable in the long-term.
33. This proposal demonstrates the council's continued commitment to devolution of services and assets so that local communities are empowered to deliver sustainable services and facilities.

TIMEFRAMES

34. We forecast that the build programme will conclude autumn 2019; with the asset transfer to align to this completion.
35. Please note these are indicative timescales. The full programme of work will be agreed with the contractor when the award takes place.