

Ref:

Called in

Yes/No

**THE THANET DISTRICT COUNCIL**

**RECORD OF DECISION OF CABINET**

Cabinet Member

Cllr Reece Pugh,

Relevant Portfolio:

Deputy Leader and Cabinet Member for Economic Development

Date of Decision:

22 September 2022

Subject:

Asset Management - Your Leisure Leases

Key Decision

In Forward Plan

Brief summary of matter:

Cabinet were asked to:

To agree to the surrender of the current lease in its totality, and regrant two new independent leases for Hartsdown Leisure Centre and Ramsgate Leisure Centre.

To give delegated authority to the Interim Director of Property, to enter into the relevant Agreement(s) for new leases with Your Leisure on terms to be agreed.

To give delegated authority to the Acting Director of Finance and Operations to negotiate the sharing agreement with Your Leisure for the wider provision of services provided through Your Leisure.

To give delegated authority to the Acting Director of Finance and Operations to negotiate the service concession agreement with Your Leisure for the wider provision of Foreshore related activities.

To give delegated authority to the Director of Legal and Monitoring Officer to sign all documents necessary to give effect to the surrender and subsequent leases.

The original lease dated 1999 between Thanet Leisure Force (Your Leisure) and Thanet District Council, covers various premises, which have gradually been surrendered back to TDC.

The existing lease covers Northdown House, Margate Winter Gardens, Hartsdown Leisure Centre and Ramsgate Leisure Centre. The Winter Gardens was taken back on 14th August.

The recommendation and Heads of Terms being negotiated with Your Leisure is influenced by four key factors:-

1. Financial implications of the coronavirus pandemic and future viability
2. The lack of Local Authority funding to provide the required operational subsidy
3. The ongoing and substantial maintenance, repair and refurbishment costs
4. The opportunity for TDC to utilise money from the Margate Town Deal Fund.

There will be separate leases for both Ramsgate and Hartsdown Leisure centres and the HOT's include mutual break clauses should the financial situation become untenable

for TDC and 'Green Clauses' to ensure the properties meet the council's net zero pledge by 2030.

Decision made:

Councillor Pugh proposed, Councillor Jill Bayford seconded and Cabinet agreed the following:

1. To agree to the surrender of the current lease in its totality, and re-grant two new independent leases for Hartsdown Leisure Centre and Ramsgate Leisure Centre;
2. To give delegated authority to the Interim Director of Property, to enter into the relevant Agreement(s) for new leases with Your Leisure on terms to be agreed;
3. To give delegated authority to the Acting Director of Finance and Operations to negotiate the sharing agreement with Your Leisure for the wider provision of services provided through Your Leisure;
4. To give delegated authority to the Acting Director of Finance and Operations to negotiate the service concession agreement with Your Leisure for the wider provision of Foreshore related activities;
5. To give delegated authority to the head of legal and Democracy to sign all documents necessary to give effect to the surrender and subsequent leases.

Reasons for decision:

To continue to support Leisure Centres and the wider provision of Leisure and related services throughout Thanet

Alternatives considered and why rejected:

A wider tendering of the Leisure and Services currently provided by Your Leisure.

Cabinet did not want a disruption to services and the leases are integral to loan and sharing agreements.

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

None

Author of Officer report:

Mark Peace

Background papers

Asset Management - Your Leisure lease - Google Docs

Statement if decision is an urgent one and therefore not subject to call-in:

N/A

Last date for call in:

7 October 2022