

# Recommendation to Cabinet – 6 September 2022

From the Place and Resources Overview Committee of  
28 July 2022

## Redlands Community Sports Hub – Lease and Management Arrangements

### For Decision

**Portfolio Holder:** Cllr L Beddow, Culture, Customer and Community Services

**Local Councillor(s):** Cllr D Gray, Cllr H Legg, Cllr P Barrow

**Executive Director:** [J Sellgren, Executive Director of Place](#)

Report Author: Paul Rutter / Peter Hopkins

Title: Service Manager for Leisure / Corporate Director for Assets & Property

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**Report Status:** Part Exempt

### Recommendation

1. That the Corporate Director for Assets & Property be authorised to agree the terms of the schedule of surrender payments and timeline for Weymouth College to surrender the lease at Redlands Community Sports Hub.
2. That the Corporate Director for Assets & Property be authorised to agree the terms to complete the early lease surrender with Weymouth College, agreeing the level of surrender payment and the grant of a new 30-year lease to Active Dorset for Redlands Community Sports Hub, with a break clause for either party at 5 years.
3. That the Council agrees to insure and maintain the fabric of the buildings, boundary fencing, car parks, access roads and any other built infrastructure at Redlands Community Sports Hub for the period of the lease to the extent of maintaining a wind, watertight and accessible site.

4. That The Council acknowledges the 8-year revenue forecast set out at Appendix 3 and agrees to provide cash flow support (if required) for the period of the initial business case and the 8-year revenue projections forecast to be built into the Dorset Council Medium Term Financial Plan.
5. That the Place and Resources Scrutiny Committee be asked to undertake a review of the arrangements at an appropriate time.

### **Reasons for Recommendation:**

The Council recognises the financial challenges for Weymouth College in continuing to manage the community facilities at Redlands and granting an early lease surrender will enable them to focus solely on their educational priorities.

Active Dorset have a passion for helping people to be more active, and their exciting plans for developing the volunteer led community café and sports fields will enable far greater community use for all ages.

The local community have openly expressed their wish for the indoor sports provision to be retained and the proposed keyholder model will give users and volunteers the opportunity to show that support and play a more active role moving forward.

Most funding bodies require a security of tenure of 30 years and Active Dorset will require this to secure external funding.

Active Dorset, as a local charity, would be unwilling to take on the liability of maintaining the building and land, however the Council has the resource and expertise to manage such an asset; and by using the surrender payments would be best placed to affect any essential repairs now and in the future.

Similarly, the Council would be better placed to smooth out the revenue cashflow in the early years on a budget that is forecast to be in surplus at the end of the 8-year period.

### **Appendices**

Appendix A - Report to Place and Resources Overview Committee – 28 July 2022 – Redlands Community Sports Hub – Lease and Management Arrangements. *The following appendices are included with the report:*  
*Appendix 1 – Surrender payments - exempt*  
*Appendix 2 – Capital Costs and Funding - exempt*  
*Appendix 3 – Revenue budget – exempt*

*Appendix 4 – Equality Impact Assessment*

Appendix B – Extract from minutes of Place and Resources Overview Committee on 28 July 2022

**Background papers**

[Agenda for Place and Resources Overview Committee on Thursday, 28th July, 2022, 10.00 am - Dorset Council](#)