

The Vale of Glamorgan Council

Cabinet Meeting: 17 July, 2017

Report of the Cabinet Member for Social Care, Health and Leisure

Jenner Park Clubhouse

Purpose of the Report

1. To seek approval to grant a 5 year short term lease for the use of the lounge area at the Jenner Park Clubhouse (Jenner Suite), in addition to the former bar areas and skittle alley.

Recommendations

1. That the Director of Environment and Housing Services be granted authority in consultation with the Head of Finance, the Cabinet Member for Performance and Resources and the Cabinet Member for Social Care, Health and Leisure, to agree terms for a new 5 year short term lease (non-renewable), to allow Barry Town United Football Club to occupy the clubhouse buildings at Jenner Park (excluding changing rooms).
2. That provision is made within the lease for the Council to make use of the facilities at least 5 times each month for its own purposes at no additional cost.
3. That the football club also become responsible for all metered utilities associated with the clubhouse with the exception of shared services with the changing rooms which remain within the Council's control.
4. That the Head of Legal Services is authorised to draft and execute the new short term lease.
5. That a further report be provided to Cabinet in due course on proposals for the long term management of the stadium.

Reasons for the Recommendations

1. To enable the Club to operate the Clubhouse.
2. To enable the Council to make use of an attractive asset owned by the Council.
3. To ensure that the appropriate costs are paid by the Football Club.
4. To ensure compliance with Council procurement and contract procedures.

5. To allow detailed considerations of possible future management arrangements.

Background

2. Cabinet agreed the following at its meeting on 23rd May 2016 (Minute C3193 refers):
 - (1) T H A T the proposed temporary licence arrangements with Barry Town United AFC (the Club) in respect of its use of the lounge area at the Jenner Park Clubhouse as outlined in the report be referred to the Scrutiny Committee Healthy Living and Social Care for consideration.
 - (2) T H A T subject to resolution one above, a further licence for the use of the lounge area at Jenner Park Clubhouse be granted to the Club for a period of up to 24 months and appropriate terms and conditions to be agreed in consultation with the Head of Financial Services.
 - (3) T H A T subject to resolution one above, a licence fee of £300 per month plus the cost of any specifically metered utilities from 1 July, 2016 to 31 March, 2017 be approved.
 - (4) T H A T subject to resolution one above, provision be made within the licence for the Council to make use of the facility up to at least 3 times per month for its own purposes and at no cost.
 - (5) T H A T a further report be provided to Cabinet on proposals for the long term management of the Jenner Park Stadium in due course.
3. The clubhouse buildings at Jenner Park comprise; changing rooms, a lounge area (Jenner Suite) and the former bars and skittle alley. A layout of the buildings showing each area is shown at Appendix [A](#) and [B](#) to this report.
4. Though the existing licence for the use of the lounge (Jenner Suite) at Jenner Park does not expire until 2018, there is a need to review the current arrangements in light of the Club's promotion to the Welsh Premier League and their offer to invest in the interior, furniture and fittings of the old former bar and skittle areas in order to help bring these back into beneficial use.
5. Currently the lounge area (Jenner Suite) is fully operational as a bar, offices, kitchen and licensed function room and this has been operated successfully by Barry Town Utd over the past 12 months.
6. The changing rooms are functional, though could benefit from some decorative work and these are operated and managed by the Council. There are no plans to change this arrangement, primarily as these rooms are for the use of any teams / individuals utilising the facilities at the stadium.
7. The former bar area and skittle alley are in a dilapidated condition and significant funding is required to return these buildings to a standard where they could be put back into beneficial use. There is currently no funding identified for this work.

Relevant Issues and Options

8. As advised, the temporary licence arrangements for the lounge area have proved successful and whilst there is still time remaining on the agreement the Football Club has requested it be extended and incorporated into a new agreement that includes the former bar area and skittle alley.
9. It is proposed to grant a short term lease for the Clubhouse (excluding the changing rooms) for a maximum period of 5 years whilst the long term management of Jenner

Park continues to be investigated. The lease would therefore expire no later than 30th June, 2022.

10. The football club aim to utilise the former bar area as a sports bar / function room and to use the skittle alley to generate income by participating in the local skittle leagues. It is recognised by our officers and the Club officials that the re-opening of the former bar area will cause concern with some nearby residents due to previous problems with the management of the facility when it was previously subject to a long term lease arrangement. The bar area will be subject to all relevant licensing controls and this will help safeguard against any inappropriate use of the facilities, also a requirement to respect the well-being of the local community in operating these facilities will be written into the lease terms. Officers are clear that the facility must appropriately service and provide amenity to the local community in addition to the Club and this is a principle that must be strictly adhered to.
11. As advised, a significant amount of investment is required in the former bar area and skittle alley as the area was unfortunately left in a very poor condition by the previous occupants.
12. At some time in the future it may be appropriate to explore offering the management and operation of the clubhouse facilities to the market; but in view of its location, absence of specific allocated parking and the offer of significant investment by the club over a short term lease arrangement, the management and use of the buildings by the football club is believed to represent the most appropriate arrangement at this time. This also means that the buildings will be open for use in the shortest possible period, offering a new amenity to the local area.
13. In 2016 the Council conducted a consultation exercise on the possible uses for the former bar and skittle areas and this involved the return of questionnaires and a public meeting held at the stadium involving senior officers and elected Members on 29th February 2016.
14. A copy of the consultation report is attached at [Appendix C](#). 27 responses were received to the online survey and 23 residents attended the public meeting. As the consultation report indicates, this is a slightly disappointing response when considering the steps the Council had taken to engage with the stakeholders. As also advised however, it could be interpreted that local residents do not feel particularly strongly about what the Council does with the facility going forward.
15. As part of the process there was a question on possible future uses of the former bar and skittle areas. There were concerns raised that the area should not operate as it did previously due to problems with certain of the clientele leaving the venue and associated anti-social behaviour. As previously advised this would have to be covered by the new lease and the situation closely monitored by officers. As Barry Town Utd clearly have an interest in the Stadium and the local area it is felt that their management of the facilities will be responsible and respectful of those living nearby.
16. The main concern raised at the meeting was that of insufficient parking. A parking study was conducted in January 2017 and whilst it was found that the increased use of the Stadium did affect the on-street parking available at certain times of the day, the issue was not considered to be so acute as to require additional parking controls in the area. This will however need to be carefully monitored when the former bar and skittle alley areas are re-opened.
17. Discussions regarding future management arrangements at Jenner Park remain on-going as the possibility of developing a potential trust model has taken longer to

explore than first envisaged and might not appear to be the best short term solution for the stadium. Other options including a management agreement with a contractor or interested party have also been considered but at present the current management model is considered the most appropriate with the Council continuing to manage the day to day use of the site. Currently this works well and with the usage continuing to increase allows a more considered approach to be taken to the best long term management options for the stadium.

Resource Implications (Financial and Employment)

18. It is recommended that the rental for the Clubhouse and the bar / skittle alley be set at £500 per month for a period of two years, to be reviewed annually thereafter. This rent and time period should provide some comfort to the club in terms of the investment required in the former bar area which is likely to be in the region of £30k. It is also proposed to continue with the arrangement of permitting the Council to use the space for meeting/ events that has proved valuable over the past year.

Sustainability and Climate Change Implications

19. It is understood that the Football club will be looking to incorporate the latest energy saving technology in the works required to bring the former bar area and skittle alley back into use.

Legal Implications (to Include Human Rights Implications)

20. The Council has a statutory and fiduciary responsibility to ensure best consideration pursuant to Section 123 of the Local Government Act 1972 for all disposals. Relevant disposals are defined as leases of 7 years or more. It is proposed that the 5 year lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 (Part 2).

Crime and Disorder Implications

21. The provision of quality leisure facilities will serve to reduce crime in the area and provide security for the facility.

Equal Opportunities Implications (to include Welsh Language issues)

22. The use of Jenner Park is subject to compliance with the Council's equal opportunity principles.

Corporate/Service Objectives

23. Well-being Outcome 4: An Active and Healthy Vale:
Objective 7: Encouraging and promoting active and healthy lifestyles.
Work in partnership to deliver a range of activities through our leisure and community facilities and parks to increase levels of participation and physical activity..

Policy Framework and Budget

24. This report is a matter for executive decision by Cabinet.

Consultation (including Ward Member Consultation)

25. Ward Member consultation has been undertaken and any adverse comments received to this proposal will be tabled at the meeting.

Relevant Scrutiny Committee

26. Environment and Regeneration.

Background Papers

None.

Contact Officer

David Knevett, Operational Manager, Leisure.

Officers Consulted

Financial Accountant - Visible Services
Committee Reports

Responsible Officer:

Miles Punter - Director of Environment and Housing Services