

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Thursday, 08 September 2022</b>
Relevant Scrutiny Committee:	Healthy Living and Social Care
Report Title:	Tennis Court Refurbishments
Purpose of Report:	To approve a programme of improvements, in partnership with Tennis Wales, to various Council owned Tennis Courts.
Report Owner:	Cabinet Member for Leisure, Sport and Well-being
Responsible Officer:	Miles Punter – Director of Environment and Housing
Elected Member and Officer Consultation:	Accountant Environment and Housing Legal - Committee Report Operational Manager - Accountancy Operational Manager, Property Neighbourhood Services Manager
Policy Framework:	This Report is a matter for executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>• The tennis courts at Millwood (Barry), Wenvoe and Penarth Athletic Field (2 Courts) as shown in Appendix A, whilst being used at present, are currently in a poor condition.</li> <li>• Tennis Wales, the governing body for Tennis in Wales, has offered the Council approximately £120,000 to upgrade the surfaces at these sites and introduce pay gates to monitor usage and reinvest income into tennis in the Vale of Glamorgan.</li> <li>• Following completion of works, the sites at Millwood (Barry) and Wenvoe would be managed and maintained by Tennis Wales via a 7-year lease as has recently been agreed and completed at the Romilly Park tennis courts in Barry. The Courts at the Penarth Athletic Field would continue to be operated by the Council until a transfer of responsibilities is agreed with the Penarth Athletic Club.</li> <li>• The enhanced facilities should encourage greater use and sports development opportunities as well as improving the health and wellbeing of those who play.</li> </ul>	

## **Recommendations**

1. That the Director of Environment and Housing, in consultation with the Head of Finance / 151 Officer, be authorised to accept a grant from Tennis Wales' to refurbish the Tennis Courts at Millwood (Barry), Wenvoe and Penarth Athletic Field (Two Courts) subject to Recommendation 3 below.
2. That the Monitoring Officer/Head of Legal and Democratic Services, in consultation with the Director of Environment and Housing Services and the Cabinet Member for Leisure, Sport and Well-being, be authorised, subject to up-grading works being satisfactorily completed and subject to no objections being received in respect of recommendation 3 below, to agree terms and execute a 7 (seven) year lease to Tennis Wales to manage and maintain the Tennis Courts at Millwood (Barry) and Wenvoe.
3. That authority is delegated to the Monitoring Officer/Head of Legal and Democratic Services to advertise for the disposal of the land forming the Tennis Courts by way of lease in accordance with s123 Local Government Act 1972, with any comments being reported back to Cabinet for further consideration.
4. That the 2022/23 Capital Programme is increased by the grant award amount of £120 000 on receipt of the award letter from Tennis Wales.

## **Reasons for Recommendations**

1. To allow the Tennis courts to be refurbished protecting their use for future generations.
2. To provide a sustainable business partnership for the management of the refurbished facilities.
3. To comply with the Council's legal duty for the disposal of public open space.
4. To comply with the Council's financial regulations.

## **1. Background**

- 1.1 The Council has recently undertaken a major refurbishment of Tennis Courts at Romilly Park, Barry, in partnership with Tennis Wales and Sport Wales. These Courts have now been leased to Tennis Wales who operate them in partnership with the Council via a booking app and code encrypted gate access system. Whilst the Council previously set charges for the use of Tennis Courts it became uneconomic to collect fees at most sites and free use was allowed. This partly restricted the subsequent investment in sites as no revenue was being generated and many courts are now in a poor condition.
- 1.2 Tennis Wales, who has benefited from major investment in Tennis from central Government, has approached the Council about further investments in the Vale

of Glamorgan. The Courts Tennis Wales has offered funding to improve are presently in need of investment to secure their future.

## **2. Key Issues for Consideration**

- 2.1** Tennis Wales are willing to provide funding to resurface Courts at the following locations (plans attached at Appendix A).
- Wenvoe
  - Millwood
  - Penarth Athletic Club
- 2.2** In addition, Tennis Wales will install a pay gate at each of these locations. Charges will be same as those at Romilly with Family membership available at £39 for a year.
- 2.3** Tennis Wales will also look to lease these sites or allow local management of sites. This would suit the Athletic Field in Penarth where discussions about a transfer of responsibilities is being progressed. Given the success of the Romilly site it is recommended to lease Millwood (Barry) and Wenvoe to Tennis Wales but that the Council retains control of the Athletic field in Penarth until a transfer is agreed with Penarth Athletic Club.

## **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

Long Term:

- 3.1** Refurbishing these tennis courts is a long-term investment that can provide health benefits to the Community as well as sustaining the facilities for the foreseeable future.

Prevention:

- 3.2** Remaining fit and healthy is one of the best ill-health prevention measures known. Investment in tennis demonstrates the Council's commitment to positive long term health objectives for its residents.

Integration:

- 3.3** Tennis, like most sports, provides many social benefits including reducing social isolation.

Collaboration:

- 3.4** The proposals for the refurbishment of the tennis courts are heavily focused on collaboration between Tennis Wales, The Vale Tennis Academy, Penarth Athletic Club and the Council.

Involvement:

- 3.5 The Council has been asked for improvements to be made to these facilities at various times in the past. Unfortunately, the Council has not had the funds to upgrade the facilities due to its many other commitments.
- 3.6 The proposals in this report are aligned to the Corporate Plan as they seek to improve sporting facilities whilst still allowing access for residents to support the health and wellbeing agenda

#### **4. Climate Change and Nature Implications**

- 4.1 There are unlikely to be climate change or nature implications involved in the refurbishment of these areas.

#### **5. Resources and Legal Considerations**

##### **Financial**

- 5.1 Tennis Wales is willing to invest £120,000 to upgrade these facilities. It is intending to appoint a preferred contractor for these works that the Council would then commission to undertake them. Tennis Wales will provide a grant to cover the costs of the works to the Council. Any lease issued to Tennis Wales would be at a peppercorn rent.
- 5.2 There will negligible revenue savings under the proposed arrangements with the Council no longer responsible for minor maintenance and repairs. Income will be received from Tennis Wales to cover these costs and there is potential for some investment in other courts through this income stream.

##### **Employment**

- 5.3 There are no direct employment implications associated with this Report.

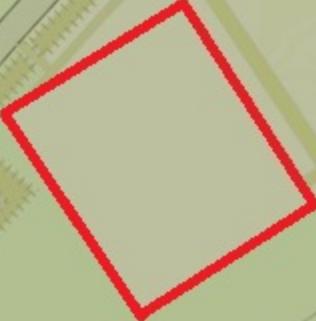
##### **Legal (Including Equalities)**

- 5.4 The Council has a duty under section 123 of the Local Government Act 1972 not to dispose of land at less than best consideration (other than by way of short lease) except with the consent of the Welsh Ministers. As the lease to Tennis Wales will be short term and given the nature of the recommended tenant, the Council has power to grant the proposed lease. The Leases will be offered on a peppercorn rent.
- 5.5 The leases to Tennis Wales for Wenvoe and Millwood (Barry) will be exempted from the provisions of the Playing Fields (Community Involvement in Disposal Decision) (Wales) Regulations 2015 as the disposal will not have an adverse impact of the use of the playing field as a sports and recreational facility by the public and is to a body whose aims or objectives include the promotion of sporting or recreational activities in accordance with regulation 4.

- 5.6** The proposed lease must still be advertised as a disposal of Public Open Space in accordance with the requirements of s123 (2A) of the Local Government Act 1972.
- 5.7** Any objections to the disposal of the Public Open Space will be reported separately to Cabinet for consideration prior to any final decision being taken. If no objections are received the matter will be progressed as set out in the Recommendations of this report.

## **6. Background Papers**

None.



NANT TALWG WAY

NANT TALWG WAY

FFORDD CWM CLDL

FFORDD CWM CLDL

COED-Y-FELIN

Nant Talwg

Issues

Weir

Gas Governor

Bowling Green

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12

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34

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45

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44

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14

7

COED

109

84a

84

99A

101



Ty Pica Farm

L.Twr

L.Twr

L.Twr

L.Twr

STATION ROAD EAST

Springfield

Raegyll

Football Field

Club House

L.Twr

L.Twr

L.Twr

L.Twr

Wrinstone Brook

Pond

Wayside Cottage

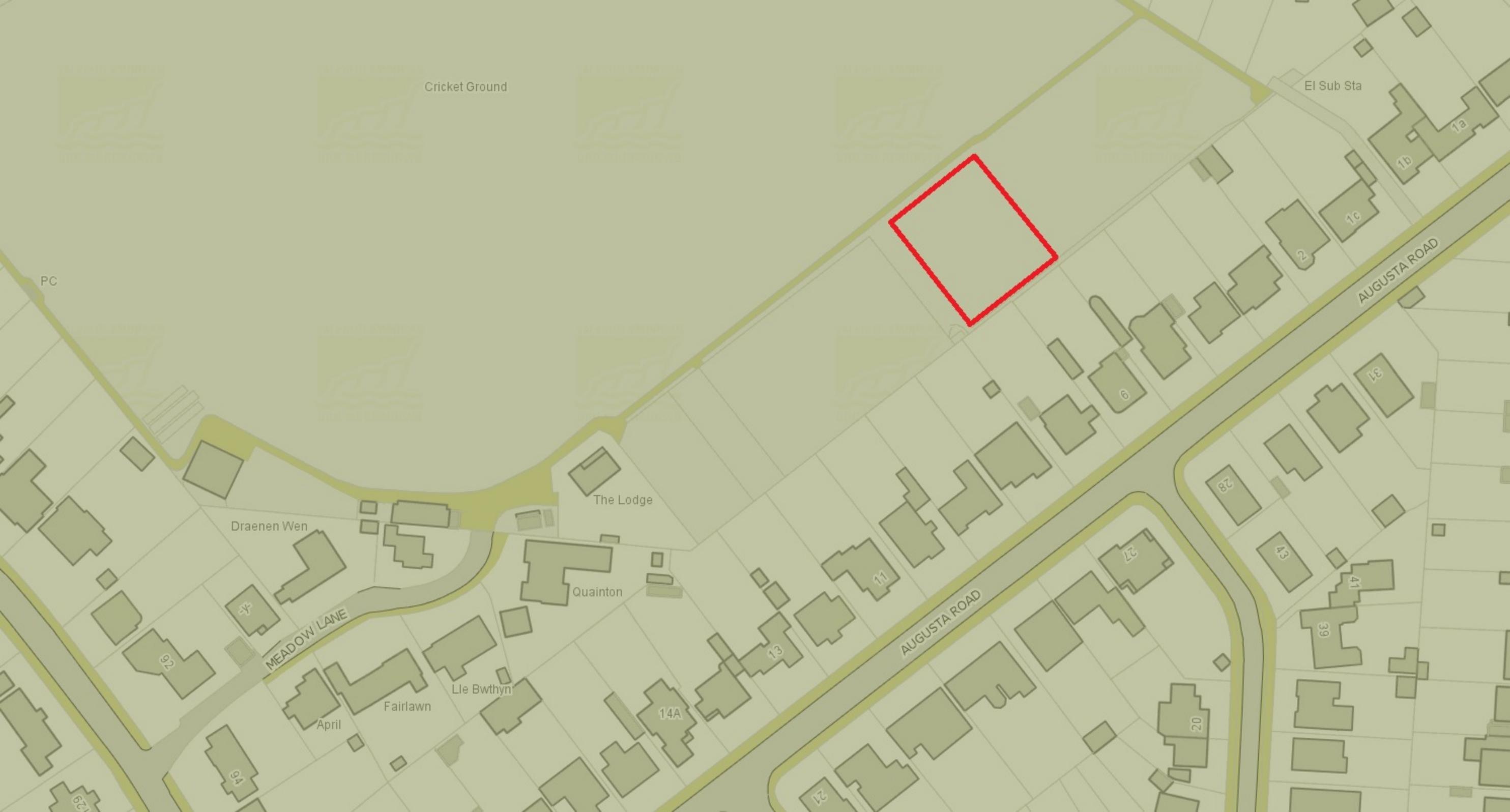
STATION ROAD EAST

Track

Cricket Ground

Pavilion

FB



Cricket Ground

El Sub Sta

PC

AUGUSTA ROAD

Draenen Wen

The Lodge

Quainton

MEADOW LANE

AUGUSTA ROAD

LLe Bwthyn

Fairlawn

April

14A

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1b

1c

2

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31

28

43

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