



River Maun Recreation Centre Community Asset Transfer

Information for expression of interest

Updated October 2020



Mansfield
District Council

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The council has gathered further information that will be made available following the Expression of Interest stage

Foreword

Our ambition for the wellbeing of Mansfield is to create a flourishing place where people are happy and healthy. The role of the council in this is to create an environment where our residents can live healthy lifestyles and have opportunity to remain active.



We will work with partner organisations to bring a brighter future for the people of Mansfield, this includes the provision of suitable wellbeing programmes in our community and sustainable facilities in our neighbourhoods. The review of the leisure contract affords us the opportunity to look for new opportunities for wellbeing in Mansfield district. We can look objectively at the health and wellbeing needs of our residents and prepare for the needs of future generations so that we can give Mansfield people the best possible chance in life.

The use of River Maun Recreation Centre as a community hub is something we wish to explore in this review and are looking to the community to guide this. A community asset transfer could allow for a venue to be managed by the community for the community and provide much more than a leisure centre.

We are looking to build on existing assets working with a passionate, motivated organisation to bring a brighter future for Mansfield.

Hayley Barsby
Chief Executive
Mansfield District Council

Background

To support Mansfield District Council's focus on improving health and wellbeing of the community, the council carried out a review of the management options for the operation of the council's main leisure facilities in 2019.

The evidence and consultation findings had a clear approach including maximising the use of council assets including an opportunity to think differently about the way River Maun Recreation Centre could operate through a Community Asset Transfer.

The council plan to consult local community groups and organisations who may be interested in operating the centre potentially from 1st April 2021. This opportunity comes at a time when the council looks to further reduce health inequalities in areas like Ravensdale, where the centre is based, compared to more affluent parts of Mansfield by providing a more targeted approach to supporting communities leading active, healthy lives.

The council operates the facility as part of the leisure operating contract through Mansfield District Leisure Trust and operating agents Serco Leisure Ltd which expires on 30th April 2022.

A Community Asset Transfer will bring decision making to a neighbourhood level and provides a unique opportunity for the community to take a leading role on the future regeneration of the area. Community assets allow for confidence and capacity building along with the opportunity for volunteering.

Whilst the council believes that this approach is a viable way of securing the medium to long term future of the River Maun Recreation Centre, if it is not possible to reach an agreement with a new operator the facility will continue to be operated under the council's main leisure management contract.



A background image showing a group of people, mostly women, exercising in a park. They are wearing athletic wear and have their arms raised in the air, suggesting a group fitness or dance class. The image is slightly blurred and has a dark overlay to make the text stand out.

The council's vision

“Our ambition for wellbeing is to create a flourishing place where people are healthy and happy.”

In order to deliver this, we shall:

- Support and encourage people to make healthy choices
- Support a good quality of life for those that live and work here
- Understand and respond to the needs of communities and be advocates for support and intervention
- Create an environment where people lead safe, healthy lifestyles and can be physically active

The opportunity

The council is seeking expressions of interest from organisations who would like to operate River Maun Recreation Centre by means of a long-term Community Asset Transfer also sometimes referred to as a 'CAT' transfer. The Community Asset Transfer will be by way of a lease agreement.

River Maun Recreation Centre is a small community recreation centre offering a range of facilities and activities to the local community. Offering an indoor sports hall that facilitates indoor football, badminton, 5-a-side football and basketball as well as non-sporting activities. The fitness suite is equipped with a range of equipment including treadmills, bikes and weights equipment.

The Ravensdale room is a large multi- purpose room.

Current facilities include:

- 15 station fitness suite (Gym)
- 2 badminton court sports hall
- Dance studio / multi-purpose room for classes and meetings etc
- Selection of children's parties
- A variety of fitness classes
- Casual bookings for badminton, 5 a-side, basketball and table tennis

Access

River Maun Recreation Centre has been adapted for disabled users and benefits from accessible toilets, changing rooms and induction loop. All of the facilities are on one level, on the ground floor.



Further information

Legal agreement

Subject to market interest, the council will enter into all necessary legal agreements and obtain any consents and permissions as required to progress the transfer of River Maun Recreation Centre to a new operator providing the operator can provide a long term sustainable business plan for the centre.

The transfer will be by way of a lease agreement.

Opening times and programme

A new operator should demonstrate how any proposed opening times and programme will support community use and need in line with the Council's vision and priorities.

The council also recognises that, for the centre to reach its potential as a valued community hub, a variety of activity programmes may also be needed to help attract a cross section of the local population and to address a range of factors addressing health and the wider determinants of health.

Active communities - 'health and wellbeing'

The council is particularly interested in how locally based organisations will support the council in developing an active and healthy communities programme going forward, which together with other partner organisations could help communities develop local neighbourhood activity programmes for those people in most need of support.

Building lease

The council is prepared to be flexible on lease periods however it is looking for a long term sustainable solution for the centre and therefore anything less than 15 years will not be considered.

The Red line plan shows the land which is to be included under the demise of the future lease arrangements. Access is via land owned by a third party. The access issues with the neighbouring (Surestart) property will be clarified for inclusion in the final lease arrangements. The long term lease agreement will be based on a peppercorn rent.

Building repairs and maintenance

Repairs and decoration of the centre will be the responsibility of the community organisation. All lifecycle replacement works will be the responsibility of the council. A building condition survey has been carried out for the centre and will be made available to prospective interested organisations. The council will ensure that the building is safe and compliant from a statutory safety perspective prior to transfer.

The council has commenced the replacement of items under the condition surveys and all anticipated costs have been identified for all required future works (enclosed herewith). The condition survey commitment identified in the information pack (2019-2029) will be funded by the council. Works identified in 2019 and 2020 are now nearing completion. These future works are anticipated to be managed by the Council and mutual agreement needed on access to the site for works to be undertaken. Supervision of contractors whilst on the site lies with the community organisation operating the building.

All asset replacement works will be the responsibility of the council.



Centre equipment

A detailed list of equipment which will be provided to the operator as part of the asset transfer will be made available to prospective organisations. If there are any items that the community group do not wish to take on, this will need to be made clear within their business plan submission. Organisations must indicate in their business plan if they want the gym equipment to be transferred as part of the Community Asset Transfer. They would be responsible for the equipment's maintenance and replacement.

Utility risk

The operator will be responsible for the price and consumption of all utilities throughout the term of the lease.

Annual performance requirements

The council expects the organisation who operates River Maun Recreation Centre to provide a copy of their annual report with some examples of how the community is using the centre in support of the council's vision and priorities.

Insurance

The council expects the organisation to source and fund all appropriate insurances including;

Building insurance for a minimum value of £1,171,300

Employers liability: for a minimum value of £5 million

Public liability: for a minimum value of £20 million

plus appropriate level of contents insurance to cover the contents of the building.



Staffing

The organisation must also indicate if they wish to retain any of the existing staff. The terms and conditions of the contracts of workers who are kept on would have to be preserved under TUPE (Transfer of Undertakings Protection of Employment) legislation under which the council has to operate. It is anticipated there will be a minimum or zero TUPE transfer of existing employees.

Business rates

The council's policy on business rates reductions will be provided - giving information of how an organisation can meet the requirements and how to apply for a reduction in Business rates. This application must be completed by the community organisation and the outcome is subject to the policy requirements.

Support

Each organisation should review the above and submit a business plan to the council identifying any required subsidy funding, amounts and duration. Any ongoing subsidy (time period and amount) would be subject to negotiation with the operator based on the outcomes of their business plan.

Indicative timetable

25 May 2020	Expression of interest and initial discussion with interest organisations
October 2020	Information memorandum and further instructions provided to interested organisations including submission of a business plan and how the business plan will be evaluated
30 November 2020	Submission of business plan to the council
30 December 2020	Evaluation and council decision
January 2021	Mobilisation starts
29 March 2021	Provisional Community Asset Transfer

Please note: this timetable is indicative and subject to change.

Contact details for all correspondence

To express your interest or to make a request for further information or for an informal chat about the opportunity please contact Jayne Cox or Marie Clay initially by email leisurecontract@mansfield.gov.uk