

TRAFFORD COUNCIL

Report to: Executive
Date: 26 October 2020
Report for: Decision
Report of: Executive Member for Culture and Leisure

Report Title:

Approval to complete a Community Asset Transfer (CAT) for George H Carnall Leisure Centre (GHC) with effect 4th January 2021 – Part I

Summary:

This report sets out the background to the GHC Leisure Centre following previous reports to the Executive noting the decision of Trafford Leisure to close the facility once the redevelopment of Move Urmston is complete and a report on the proposed CAT and agreement to have a transition period between April 2020 and September 2020.

The report sets out the current position, the interest from a local community group, George Carnall Community Group Community Interest Company (GCCG) which is a private company limited by guarantee without share capital to manage the centre in the long term.

The report also sets out the risks and responsibilities highlighted for both Trafford Council and the GCCG.

Recommendation(s):

That the Executive;

- 1) Approve the proposed disposal of the George H Carnall Leisure Centre (“GHC”) to the George Carnall Community Group (“GCCG”) as a Community Asset Transfer (CAT) by way of 2 leases, one of the area shaded blue on the plan and one of the area shaded red on the plan (Appendix A) subject to:
 - I. The Executive note the attached business plan (Part II) at this time that is developing in the context of Covid19 and supporting evidence for the future operation of GHC by GCCG;
 - II. The Executive agreeing that Trafford Council & GCCG will be responsible for the risks highlighted;
 - III. The completion of leases between Trafford Council and GCCG as set out in this report; and
 - IV. Agreeing the red line boundary for the leases as highlighted in (Appendix A)
- 2) Agree to fund the immediate work required to transfer GHC in a fit for purpose

state of £23,500 from with the current capital programme.

- 3) Agree to fund major works on the site in line with the current processes for maintaining buildings that are Council assets managed by other groups for a maximum of two years until 31st December 2022 by application up to £50k p.a.
- 4) Delegate authority to the Corporate Director of Place, in consultation with the Corporate Director of Finance and Systems and the Corporate Director for Governance and Community Strategy to agree the terms of the proposed leases.
- 5) Delegate authority to the Corporate Director of Governance and Community Strategy to complete the leases and any other documents necessary to implement the decision of the Executive Committee.
- 6) Agree a loan facility to GCCG of up to £96,000 as working capital to recruit and pay staff at the centre as well as procure and have installed appropriate ICT systems and pay utilities as detailed in the GCCG business plan. The agreement of final terms of the facility to be delegated to the Corporate Director of Place in consultation with the Corporate Directors of Finance and Systems and Governance and Community Strategy.
- 7) Agree that the GCCG business plan is not competition for Move Urmston, as set out in section four of the Community Asset Transfer Position Statement document, agreed by the Executive in June 2013.
- 8) Agree to the disposal of GHC at undervalue.

Contact person for access to background papers and further information:

Name: Chris Jennings, Senior Business Change Manager

Extension: 07890 599557

Background Papers: None

Implications

Relationship to Policy Framework/Corporate Priorities	Corporate Plan – Priority 2 Health and Wellbeing. This project is using the policy agreed by the Trafford Council Executive in June 2013 relating to Community Asset Transfer.
Relationship to GM Policy or Strategy Framework	None
Financial	Capital expenditure to meet short term condition works and improvements to seating of £23,500 – to be met from the leisure centre major

	<p>maintenance budget in the capital programme, scheme reference 2861.</p> <p>It is also proposed to provide an element of capped support for a period of two years from the date of transfer to cover any other significant capital maintenance works, which are capital in nature and on an individual basis more than £10,000. There will be a cap of £50,000 on these works per year and will be financed from within the capital programme, scheme reference 2861, or by the making of a new capital bid and subject to resource availability.</p> <p>A review of the business plan of GCCG has highlighted that the current projection for year one is a slight loss and for years two and three a slight surplus. There are a number of areas within the model that currently do not offer the level of robustness to ensure that this is a deliverable model and further work will need to be undertaken to secure more permanent and sustainable income streams. To support GCCG it is proposed to provide a cash limited soft loan facility of up to £96,000, the terms of which will be agreed by the Corporate Director of Place in consultation with the Corporate Director of Finance and Systems. This will be financed from the general contingency budget.</p>
<p>Legal Implications</p>	<p>Consideration will need to be given to the interest proposed to be transferred to GCCG and to the nature and extent of the rights, liabilities and obligations being passed on to GCCG and those which will be retained by the Council.</p> <p>Consideration will be required as to safeguarding the council's position in the event that GCCG is unable or unwilling to continue to manage GHC as a community facility.</p> <p>The Council may authorise a disposal at undervalue in breach of its requirement under s123 Local Government Act 1972 to obtain best value where the undervalue is less than £2m and provides a social, economic or environmental benefit to the local community</p>

Equality/Diversity Implications	<p>GHC is located in the Davyhulme East ward. When compared to the rest of Trafford it has a lower percentage of the age group 0 – 44 and 6.1% are of a non-white ethnic background.</p> <p>The GCCG directors are not currently a diverse group in terms of age and ethnicity.</p>
Sustainability Implications	<p>The sustainability implications in terms of the environment are not known at this time.</p>
Resource Implications e.g. Staffing / ICT / Assets	<p>The GCCG will need to provide staffing, ICT and infrastructure for GHC if they complete a CAT of the site.</p> <p>The GCCG will also have to provide ICT and potentially assets for the facility if they complete a CAT of the site.</p> <p>Trafford Council would need to dedicate some resource to support and manage the CAT in terms of project management, Finance, Legal and Estates.</p> <p>The formal process of CAT is managed by the One Trafford Partnership’s Estates Team.</p> <p>There will also be an ongoing resource requirement from Trafford Council in terms of managing the agreement, reviewing the health and wellbeing outcomes, and the repayment of proposed loan with monthly trading and performance reviews.</p>
Risk Management Implications	<p>Effective management of risks is an essential part of good governance and as such Trafford Council have a Risk Management Strategy. The principle of proactively managing risk will be part of this proposed CAT and risks will be reviewed as part of the Leisure Project Board as part of the governance of this proposal.</p>
Health & Wellbeing Implications	<p>GHC is located in the Davyhulme East ward.</p> <p>When compared to the rest of Trafford it has a relatively low percentage of obese reception age children (7.2%) and a relatively high percentage of obese year six children (17.9%) and adults (24.3%). Therefore if the proposed CAT is completed, this will be a key area for the GCCG to</p>

	<p>tackle.</p> <p>The healthy life expectancy (HLE) and life expectancy (LE) of people in the Davyhulme East ward is: Female: HLE = 66.1 Vs LE = 83.9. Therefore the gap is 17.8 years Male: HLE 64 Vs LE = 81. Therefore the gap is 17 years. The gap in Bowdon ward as a ward that has a smaller gap and a high life expectancy is: Female = 13.7 years Male = 13.4 years. Therefore if the proposed CAT is completed this health inequality would be a key area for the GCCG to tackle.</p>
Health and Safety Implications	<p>It is envisaged that the GCCG would be responsible for the health and safety aspects relating to the use of the site / building within the red line as set out within this report.</p>

1 Background

- 1.1 In March 2020 the Executive approved in principle the CAT of GHC to GCCG with a transition period of six months whereby Trafford Leisure would support the management of GHC with GCCG supporting and learning over the period.
- 1.2 The decision was subject to a number of items as detailed in the March 2020 Executive report which this report sets out to respond.
- 1.3 Shortly after the Executive meeting, Trafford Council moved into a focused phase of responding to the initial impact of Covid-19. Therefore the financial support agreed by the Executive of £95,000 was not used as all leisure centres were closed.
- 1.4 Trafford Leisure have continued to provide a facilities management service to the NHS team located in the building as well as an additional NHS team who located to this building during the Covid-19 response phase.
- 1.5 Specifically as a result of Covid 19 Trafford Council is now in significantly more challenging financial position than in March 2020.
- 1.6 November 2016 – The Council Executive agreed to a consultation on the proposed closure of GHC as part of the wider proposed leisure investment.
- 1.7 September 2017 – The Council Executive approved the investment in Urmston Leisure Centre and advised that a separate report would be presented on the future of GHC.
- 1.8 This Executive report included a capital receipt of £1.5m from the sale of GHC to part fund the investment into the refurbishment of Urmston Leisure Centre.
- 1.9 October 2018 – The Council Executive noted that Trafford Leisure would close GHC on the completion of the redevelopment of Urmston Leisure Centre and that the Urmston Leisure Centre business plan would be impacted if GHC remained an operational leisure centre.
- 1.10 A consultation was undertaken by Trafford Council in May 2019. The public consultation demonstrated that the immediate community wanted to keep GHC open as an operational community / leisure centre as well as continuing with the health services currently provided from GHC.
- 1.11 An ongoing conversation commenced with a community group, GCCG, who expressed a desire to keep GHC open as an operational community / leisure centre and who were subsequently invited to explore the potential for taking a Community Asset Transfer (CAT) of GHC.
- 1.12 The Council believe that the proposal has the potential to enable a community run facility to be established which would complement the current leisure strategy with associated risks and costs as well as support current leisure and public health ambitions.

2 Current Position

- 2.1 GCCG has been established as a Community Interest Company which is registered with Companies House as 'George Carnall Community Group.'
- 2.2 GCCG has developed an initial business plan (See Part II) which, is mindful of the evolving impact of Covid 19 on the leisure industry in particular.
 - 2.2.1 GCCG's aims are to deliver a sustainable social enterprise, providing sports and leisure facilities for the local community of Davyhulme and the wider borough of Trafford via a number of objectives including;-
 - 2.2.2 Delivering a programme of health and wellbeing activities.
 - 2.2.3 Creating social cohesion and resilient communities that support people to improve their own lives.
 - 2.2.4 Reducing the reliance on public services, for example addressing health and wellbeing through community activity.
 - 2.2.5 Offering services which support people of all ages to engage in physical activities.
 - 2.2.6 Ensuring the sustainability of the community building.
 - 2.2.7 Collaboration with key partners to deliver services and facilities without duplicating existing provision where possible.
- 2.3 There are a number of Manchester Foundation Trust (MFT) teams that currently work from GHC including an Outpatients, Pulmonary, Specialist Weight Management and Neurological Rehabilitation teams.
- 2.4 The work that these teams undertake had a very close link to the work undertaken by Trafford Leisure who had staff specifically trained in supporting ongoing rehabilitation.
- 2.5 These MFT teams have considered moving these services to Stretford Leisure Centre and Sale Leisure Centre and this is currently under strategic review.
- 2.6 During the initial Covid-19 response phase, a further NHS team moved in to GHC. This team are a telephone based 'contact centre' who are subject to borough wide response to Covid- 19.
- 2.7 Trafford Council commissioned a condition survey on the GHC building which highlighted circa £23.5k worth of immediate work to ensure that the building remained operational in the short term.
- 2.8 Additional immediate capital works have also been identified for car park and parts of the roof. However, surveys would need to be completed to clarify final costs and responsibilities.
- 2.9 There will be maintenance requirement in relation to GHC that is to be capped at £50k p.a. subject to formal application per individual item over £10k for a maximum of two years This would be the Council's responsibility and funding

needs to be found within the Council's budget prior to the CAT being completed.

2.10 The conditional survey (Amey, December 2019) identified a potential £1.4m worth of work in the medium term subject to wear and tear. The Executive Summary to the condition survey can be found in Appendix B and the summary costs can be found in Appendix C. The site liability would be the responsibility of the GCCG going forward.

2.11 The centre has not been open as a leisure centre since March 2020.

3 Other Examples Of Community Asset Transfer

3.1 There are a number of examples of CAT in terms of leisure centres and desktop research has highlighted the below examples of CAT in two different locations with different levels of financial independence from local authorities.

3.2 The CAT of Withington Baths to the group "Love Withington Baths" appeared financially viable, prior to Covid19, with the group reporting that they have run the facility without financial support from Manchester City Council.

3.3 The proposal from Manchester City Council included the closure of Withington Baths and the building of a new leisure centre around a mile away at Hough End Fields.

3.4 Withington Baths is an Edwardian building based in Withington which now has two studios, a fitness suite, a treatment room and pool as well as a co-working space. The Love Withington Baths group state that the centre has over 1200 members, many of whom walk to the centre.

3.5 Harlech Leisure Centre in North Wales is run by the social enterprise Harlech and Arduwy Leisure, has ensured that a leisure centre is available to the local community and has also been successful in adding an additional climbing wall facility through external funding to the swimming pool and community café.

3.6 The leisure centre has however been financially supported by the local councils since the social enterprise started to run the facility.

4 The Case for a Community Asset Transfer (CAT)

4.1 Positives in relation to the proposed CAT are captured in the GCCG business plan and revised figures as well as in the consultation in relation to GHC.

4.2 In terms of the consultation that took place, over 99% of the 500 responses received wanted the centre to remain open as a leisure centre showing strong level of community support. The group themselves, state that they received over 5000 message of support in terms of their aim to keep GHC open.

- 4.3 The key advantages of keeping GHC open that were highlighted by the responses to the consultation focused on the flexibility of the sports hall space and accessibility of the facility in terms of public transport and car parking provision.
- 4.4 The health and wellbeing benefits of the centre also came through as key beneficial aspects of keeping GHC in the consultation, especially the community aspect of the facility and the benefits for the local community.
- 4.5 With GHC being the current base for the local NHS rehabilitation services, this was identified as key for the wider community as well as having the wider leisure centre facilities for patients to use to further aid their rehabilitation post rehabilitation service provision.
- 4.6 The GCCG business plan details the objectives of the group and shows the potential for a community run facility at GHC.
- 4.7 Some of these potential benefits include improved social cohesion and resilience of the local community from the opportunity to improve their lives using the facilities at GHC to support both their physical and mental health.
- 4.8 This potential improved level of resilience could also help to reduce the strain on other public services by improving the general health and wellbeing of the local population. This is a well-known concept and can be highlighted by the current situation in relation to Covid-19 and people with poorer health being more vulnerable to the impacts of Covid-19.
- 4.9 A negative of this proposed CAT is the competition that it may generate for Move Urmston which disregards section four of the Community Asset Transfer Position Statement document, agreed by the Executive in June 2013.
- 4.10 The GCCG believe that there is plenty of demand to ensure that this facility is not competing with Move Urmston and as stated in the public consultation in relation to GHC, some customers struggled to get on classes and customers stayed up until 00:01 to ensure that they could book on to classes.
- 4.11 The principle of the GCCG is to develop a community focused facility at GHC which will compliment Move Urmston. The activities would be marketed in a local manner and focus on improving health and wellbeing in areas of need. This could result in introducing resident to a more active lifestyle in a complimentary way that works with Move Urmston.

5 Financial Considerations

- 5.1 Building condition – there are a number of capital maintenance requirements at the property in both the immediate and medium term. It is proposed that the Executive agree to cover the immediate works to a value of £23,500 and finance this from within the capital programme, scheme ref 2861. It is also proposed to provide an element of capped support for a period of two years from the date of transfer to cover any other significant maintenance works,

which are capital in nature and on an individual basis more than £10,000. There will be a cap of £50,000 on these works per year and will be financed from within the capital programme, scheme reference 2861, or by the making of a new capital bid and subject to resource availability. Any other required maintenance works will be the responsibility of GCCG who have advised that they will proactively investigate external funding to support the maintenance of the building. The ability to attract external funding will be enhanced if they have a 25 year lease of the property. There is also a consideration in relation to the site complying with Covid-19 guidance to ensure the site can be classed as being Covid-19 secure. A survey has been commissioned and will detail the work required. This will be the responsibility of GCCG.

- 5.2 The CAT has potential to impact on the overall leisure strategy to the extent that there could be an adverse impact on the business plan of the new Urmston leisure centre, which could reduce the ability of Trafford Leisure to repay the Council's borrowing costs on the scheme. At this stage it is not clear what this impact may be, if anything, given the proposed facility mix at GHC. In addition the financing of the Urmston leisure centre included an assumption that a capital receipt would be forthcoming from the GHC site of £1.5m. In the short term this has been made good from other capital receipts from the land sales programme to the detriment of other capital priorities. Therefore priority still needs to be given to maximise the potential for future capital receipts from any surplus elements of the GHC site.
- 5.3 GCCG Business Plan – Whilst the Plan shows a balanced position it is extremely difficult in the current climate to forecast with certainty. With this uncertainty in mind the GCCG have requested that the Council consider providing further revenue support them in the short term after the CAT is established to provide a working capital facility and support to initial set up costs of up to £96,000.
- 5.4 A review of the business plan that has been provided has raised a number of concerns around the current financial assumptions made. The current business plan forecasts a small loss for year one and surpluses for years two and three. The main area of concern are;
 - Rental payments for utilisation of 4 rooms within the centre from the Manchester University NHS Foundation Trust for which there is currently no formal lease. Work is underway to agree a heads of terms for a lease. Clearly until this is finalised and signed there is a risk that in the longer term they may not require this space with the potential impact being a reduction in assumed levels of income of £40,800 for both years two and three. This would effectively take year two into deficit and year three to a breakeven position.
 - Increased levels of gym membership that are assumed may within the current restrictions around Covid-19 take longer to achieve.
 - Longer term maintenance costs of circa £1.4m which have been identified as part of the condition survey have not been allowed for within the

business model. With Trafford Council unable to fund these repairs funding would need to be identified to carry out these works by GCCG.

- 5.5 It is proposed that the terms of the facility are delegated to the Corporate Director of Place in consultation with the Corporate Director of Finance and systems and financed from the corporate contingency budget.

6 Best Value Considerations

- 6.1 In order to agree the proposed CAT, the Executive needs to agree to the disposal of GHC at under value and a lease of 25 years is classed as a disposal.
- 6.2 The value of GHC was assessed on the 9th March 2016 at a value of £980k. The leases will be at a peppercorn rent and so the disposal will be at less than best value. However, the undervalue is less than £2m and the facility will provide a social benefit to its local community.

7 Estates Considerations

- 7.1 The short term costs of £23.5k would need to be spent on GHC prior to the centre re-opening up as a leisure centre.
- 7.2 The Estates and Facilities Client Manager in conjunction with Trafford Leisure Operations Manager have identified other immediate works such as drainage in the car park and the roof over the reception area. A survey is to be commissioned by Amey to further investigate these area and confirm responsibility and costs.
- 7.3 As GHC has not been open as a Leisure Centre since March 2020. Trafford Leisure's Efficiency Manager and Trafford Council's Estates and Facilities Client Manager are reviewing the recent condition survey to highlight if further work is required to ensure that the building is fit for purpose, especially in the context of Covid19 and the recent changes from the Government Guidance within leisure centres including:
- 7.3.2 New Probes for the boilers.
 - 7.3.3 TREND – replacement valve & actuator for heating needed.
 - 7.3.4 Emergency lights.
 - 7.3.5 Changing Room Air Handling Unit (AHU)
 - 7.3.6 Main AHU
 - 7.3.7 Gym is off the main AHU which.
 - 7.3.8 TREND Controls.
 - 7.3.9 The sports hall, fitness suite and practice hall - further investigation required as infrastructure for supply of fresh air does not exist. This is required to comply with Covid-19 guidance.

- 7.4 A survey has been commissioned to take place by ST Maintenance to provide estimated costs and clarification on the actual works required to reopen the building as a leisure facility safely in a covid-19 secure manner.
- 7.5 As can be seen on the plan (Appendix A) the site is split in to two areas. The GCCG have requested a 25 year lease agreement on the area shaded red to ensure all possible funding streams are open to them, especially in terms of maintaining and improving the physical asset.
- 7.6 It is recommended that the larger car park, shaded in blue, is leased to the GCCG but which would allow the Council to review on a rolling five year basis as a separate arrangement to the main CAT agreement which is proposed to be the area shaded red.
- 7.7 The agreement for the large car park would include access for non-leisure centre users in order to access the open space situated alongside GHC and allow the Council some flexibility to use the space for community benefit such as a virus testing site in this locality. The agreement would include a mechanism at the end of each five years which would need to be developed.
- 7.8 In the event that GCCG cease trading then the centre will be handed back to the Council. This will be covered in the heads of terms of the leases.

8 Equipment

- 8.1 A full inventory of assets within GHC has been completed by Trafford Leisure and shared with GCCG. GCCG have identified the equipment below to be relocated from Altrincham LC to GHC prior to the CAT is complete.
- 8.2 Trafford Leisure have confirmed these have been relocated to Altrincham LC in response to Covid 19 to support social distancing guidelines for fitness suites.
- 8.3 Should this not be possible due to Covid 19 pressures GCCG are requesting a like for like replacement.

Exercise bike	4
Concept 2 rowers	4
Treadmills	3
barbell curl	1
Barbell / dumbbell weights 2kg to 25kg	50
Barbell / dumbbell weight stand	2

- 8.4 Trafford Leisure have advised there is an Asset lock for all equipment across the Trafford Leisure CiC Estate. Trafford Leisure met with their auditors 22/09/20 and made a recommendation to release the equipment listed on 29/09/20.
- 8.5 All assets are to be listed in the leases.

9 Competition Vs Compliment

- 9.1 As part of a Community Asset Transfer process there are set criteria in the Community Asset Transfer Position Statement document which was part of the suite of documents agreed by the Trafford Council Executive in 2013.
- 9.2 Section Four of the Community Asset Transfer Position Statement document sets out the criteria and includes the statement of whether continuation conflicts with other service provision.
- 9.3 In this situation, there is a possibility of conflict with the redeveloped Move Urmston Leisure Centre. However, the George Carnall Community Group reference differentiation in their business plan.

10 Risks

- 10.1 The income from MFT is a risk as this is a significant contribution to the total income in the GCCG business plan. Finance recommend at least a 5 years agreement with MFT to rent the office space.
- 10.2 Possible income generated by GCCG not being enough to undertake the general day to day maintenance of the site.
- 10.3 In terms of capital costs the below are risks in terms of capital spend required to make the facility fit for purpose. The risk is that Trafford Council will fund the work required without guarantee that GHC will be a viable leisure centre for the term of the 25 year agreement with GCCG. Note that these works need to be completed and if not completed will result in an increase in running costs for the organisation managing the facility.
 - 10.3.1 The resurfacing of the roof, especially office roof.
 - 10.3.2 The testing and possible repair of the appliances such as boiler and air handling unit.
 - 10.3.3 Car park drains.
- 10.4 The overall responsibility of the circa £1.4m highlighted in the condition survey as can be seen in Appendix B and C. The Council can't afford to fund these works and there is no guarantee that GCCG will be successful in bidding for funding to maintain the building to ensure that it is fit for purpose over the short, medium and long term. There is a risk of agreeing the CAT from January 2021 and a major repair being required on the building within the initial agreement period prior to GCCG having funding. This would mean that the building or part of the building would have to be closed until funding is raised.
- 10.5 Current skills and knowledge gaps identified within the GCCG as noted in their business plan.

- 10.5.1 Estates / Buildings Maintenance.
- 10.5.2 Legal.
- 10.5.3 Sports.
- 10.5.4 Human Resources.
- 10.5.5 Communications.
- 10.5.6 Marketing.
- 10.5.7 Equipment Maintenance.

- 10.6 As noted in the GCCG business plan, a loan has been requested of £64k followed by a separate loan of £32k for working capital to pay for items such as recruitment, wages, bills etc. There is a risk that this loan would not be paid back, especially if the GCCG is unsuccessful.
- 10.7 The GCCG business plan shows a level of 300 gym members paying £25 a month generating a significant income for GCCG. This is a significant risk to achieving this number of members and price per head in the current covid19 market conditions which are unprecedented and unpredictable.

11 Options

- 11.1 It is considered that there is merit in the GCCG proposals for a community asset transfer of GHC. It would align with the wishes of the community as expressed through the public consultation; it could enable a community asset to be maintained; it would enable the continued provision of community health services at this location; and it could reduce the Council's ongoing potential liabilities for maintenance of the centre.
- 11.2 However, there are risks and costs associated with maintaining the building if a CAT is agreed.
- 11.3 An alternative option is effectively to do nothing. I.e. continue with the original Executive decision to 'accept the keys back' from Trafford Leisure. This would potentially generate a capital receipt for the Council if sold to a property developer and assist with the repayment of the Move Urmston refurbishment and ensure that there is no further expenditure related to the maintenance of the GHC building.
- 11.4 An alternative option exists to go out to market and see what interest there would be in the asset, especially in terms of promoting physical activity. GCCG would still have the option to make an Expression of Interest in the asset during the disposal process along with other interested parties.
- 11.5 A long term solution for the health services would be required if the facility closed.

Consultation

A public consultation has been conducted and the results support the GHC centre remaining open. This consultation did not include the option of having a community group running the centre.

Reasons for Recommendation(s)

To provide a community group with the option to progress a CAT and allow the group to provide health and wellbeing services from the site for the benefit of the community.

Exempt Information

By virtue of Paragraphs 3 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by The Local Government (Access to Information) (Variation) Order, the following information has been excluded from Part 1 of this report and included in Part 2 of the report:

3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)

In all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

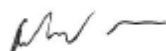
Key Decision: yes

If Key Decision, has 28-day notice been given? Yes

Finance Officer Clearance: GB

Legal Officer Clearance: TR

CORPORATE DIRECTOR'S SIGNATURE:



To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

Appendices

Appendix A – Red line Boundary including proposed responsibility for the car park space.

Appendix B - George H Carnall Leisure Centre Survey 16.11.19 - Exec Summary

Appendix C - George Carnall LC AMP Dec 2019 - High Level Costs