

REPORT TO: Cabinet Member - Regeneration
Cabinet Member - Leisure and Tourism
Cabinet

DATE: 20th January 2010
27th January 2010
4th February 2010

SUBJECT: Frank Hornby Centre Lease Agreement

**WARDS
AFFECTED:** Park

REPORT OF: Andy Wallis, Planning and Economic Regeneration Director
Graham Bayliss, Leisure Director

**CONTACT
OFFICER:** Mo Kundi – 0151 934 3447
Andrew Walker – 0151 934 2387

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To inform Members of the need to enter into lease agreement with the Frank Hornby Trust for the Hornby Centre space in the Meadow Leisure Complex in Maghull, as part of securing external funding from the Heritage Lottery Fund.

REASON WHY DECISION REQUIRED:

The decision to enter into a lease agreement can only be approved the Cabinet.

RECOMMENDATION(S):

It is recommended that:-

Cabinet Member for Regeneration, and Cabinet Member for Leisure and Tourism

1. Note the content of the report, and

The Cabinet

2. Request the Legal Director to enter into a 25-year lease agreement on peppercorn terms with the Frank Hornby Trust for the Frank Hornby Centre at Meadows Leisure Complex, Maghull, subject to a successful Heritage Lottery bid or other successful external funding, and subject to the production of satisfactory business plan, which illustrates the proposed ongoing revenue funding, and management arrangements arising from the operation of the Hornby Centre.

KEY DECISION: N/A

FORWARD PLAN: N/A

IMPLEMENTATION DATE: Immediately after the call in period.

ALTERNATIVE OPTIONS: The Frank Trust has recently appointed specialist Consultants 'JANVS Design' with the aim of developing and submitting a Heritage Lottery bid for undertaking the fit out works for the Hornby Centre. However, it is a key requirement that Frank Hornby Trust is able to demonstrate that it has long term control over the Hornby Centre, and a 25-year lease agreement is sufficient to satisfy this criteria. Not to enter into this lease agreement means that Heritage Lottery Bid will fail at it first hurdle.

IMPLICATIONS:

Budget/Policy Framework: N/A

Financial: There are no financial implications as a result of this report.

<u>CAPITAL EXPENDITURE</u>	2009/ 2010 £	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources (LTP)				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			

How will the service be funded post expiry?	
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Legal: N/A

Risk Assessment: N/A

Asset Management: N/A

CONSULTATION UNDERTAKEN/VIEWS

LEGAL,
FD 287 The Acting Finance and Information Services Director has been consulted and his comments have been incorporated into this report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	/		
2	Creating Safe Communities		/	
3	Jobs and Prosperity	/		
4	Improving Health and Well-Being		/	
5	Environmental Sustainability		/	
6	Creating Inclusive Communities	/		
7	Improving the Quality of Council Services and Strengthening local Democracy	/		
8	Children and Young People	/		

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Report to CM (Regen) 15th April 2009, and the Cabinet 16th April 2009, entitled Frank Hornby Trust – Submission of a Funding Bid and Trust Membership
Report to CM (Regen) 1st October and the Cabinet 2nd April 2008, entitled 'Altside Business Village Partnership - Creation of 'Frank Hornby' Charitable Trust'

1.0 Background

- 1.1 Members may be aware that Cabinet approval was granted on 2nd October 2008 for the establishment of 'Frank Hornby Charitable Trust', with the aim of undertaking activities and events celebrating the life and work of Frank Hornby who lived and died in Maghull. The Cabinet subsequently approved the appointment of Councillor Robertson, and two officers from the Planning and Economic Regeneration Department, Mo Kundi, and John Keogh as Sefton Council's representatives on the Trust Board, which also includes, Aintree Parish Councillor Len Green, and a local businessman Les French acting as the Chair.
- 1.2 As part of the Meadows Leisure Complex, the Cabinet agreed to the creation of a dedicated Frank Hornby Centre within the Complex that would be used for Frank Hornby related activities and events. Since the completion of the Meadows Leisure Complex the Trust has been exploring a number of opportunities for attracting external funding to undertake fit out works.

2.0 Current Position

- 2.1 Members of the Trust have had a number of meetings with representatives from the Heritage Lottery Fund, who have indicated that subject to addressing a number of issues they would welcome an application from the Trust. It should, however, be noted that there is only a limited amount of money available, and Trust's application would be competing with other projects for funds.
- 2.2 In order to assist with the Stage 1 application, the Trust has appointed external Consultants 'JANVS Design (VIDAR Media Group Ltd.), who have significant expertise and experience in submitting successful applications to Heritage Lottery Fund for this type of projects. The deadline for the

submission of the Stage 1 Heritage Lottery Bid is 28th February, with a decision being announced in June 2010.

- 2.3 A key requirement of most external funding bodies, including the Heritage Lottery Fund is that the applicant must be able to demonstrate a long term control of the premises for which the money is being sought. Members may recall that this was the situation in the case of Lydiate Village Centre, which is currently being built by Lydiate Parish Council on land leased from Sefton Council, with funding from the Big Lottery.
- 2.4 In the case of the Lydiate Village Centre, the lease agreement was for 99 years on peppercorn terms. However it is proposed that a 25 lease agreement on peppercorn terms for the Frank Hornby Centre would be sufficient to satisfy Heritage Lottery Fund's criteria.

3.0 Proposals

It is proposed that:-

Cabinet Member for Regeneration, and Cabinet Member for Leisure and Tourism:

1. Note the content of the report, and

The Cabinet:

2. Request the Legal Director to enter into a 25-year lease agreement on peppercorn terms with the Frank Hornby Trust for the Frank Hornby Centre at Meadows Leisure Complex, Maghull, subject to a successful Heritage Lottery bid or other successful external funding, and subject to provision being made for any ongoing revenue costs arising from the operation of the Hornby Centre.