



DERBY CITY COUNCIL

**COUNCIL CABINET**  
**3 October 2006**

Report of the Director of Environmental  
Services

# ITEM XX

## LANCASTER SPORTS CENTRE

### SUPPORTING INFORMATION

- 1.1 At the Cabinet meeting on 1 August 2006 it was decided to suspend any final decision on the closure of Lancaster Sports Centre until the meeting of the Cabinet on 3 October 2006 before which time expressions of interest would be sought from parties interested in taking on responsibility for running of the Centre.

The draft report prepared for the Cabinet meeting on 1 August which was withdrawn is attached as an appendix. This report details the reasons why the Council could not continue to operate Lancaster Sports Centre in its current condition without considerable additional financial support.

- 1.2 Advertisements were placed in the Derby Evening Telegraph and Leisure Opportunities inviting expressions of interest by 19 September 2006. Interested parties were provided with a condition survey of the building.
- 1.3 Requests for information were received from 6 bodies.  
Two of these have since written to say that they will not be taking this further.  
One was only interested in the catering aspect.  
Staff from Sports and Leisure Division have had discussions with a further 2 bodies.
- 1.4 By the deadline of 19 September 2006, expressions of interest had been confirmed by two parties.

FROM	INTEREST / PROPOSALS
Derby City Gymnastics Club	17 year lease, rent free. Upgrade Sports Hall to gymnastics & modernise other areas (estimate minimum £500,000 over 17 years). Funds "to be generated by increase of usage of the centre". Programme & pricing will remain for all side room activities. Main sports hall to include trampolining & martial arts as well as gymnastics. "All future staffing will be open to application". "Any other information, eg business accounts, available on request".

Proposed "Lancaster Sports Centre Trust" (Gwen Boyer)	<p>17 year lease, rent free / peppercorn.</p> <p>Funding proposed to be obtained from Lottery &amp; various national sports associations, i.e. gymnastics, badminton, judo, table tennis, etc plus income from schools and general fund-raising / sponsorship.</p> <p>Maintain current activities plus more in school holidays. Perhaps also more at weekends.</p> <p>Core staff plus volunteers.</p> <p>Aim to cater for all needs.</p> <p>Seek Council support to set up and for funding bids, with 1 year to achieve. Quotes Colchester BC model, from their website.</p>
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Comments from the following who declined...

FROM	COMMENT
Southern Derbyshire Lift Co	<p><i>Request for their conclusions to be kept confidential.</i></p> <p>"we do not believe that the Lift company is in a position to assist directly with the continued running..."</p> <p>"in isolation...not viable in its current form and would not justify spending £750,000..."</p> <p>"cannot make an economic argument for investing in Lancaster Sports Centre"</p> <p>"in the longer term, the site would offer significant development potential and we would be interested in exploring models for unlocking this potential, e.g. through a sale &amp; leaseback..."</p> <p>Their "recommendations":</p> <ul style="list-style-type: none"> <li>▪ In isolation, not viable. Hard to see how public access could be improved</li> <li>▪ Council better served by improving facilities at Queens L C</li> <li>▪ Short/medium term potential for part to be used as child's play centre, but viability unclear</li> <li>▪ Longer term, site as a whole offers potential.</li> </ul>
SLM	Interested in managing all our facilities instead.
CLS	"our research highlights some real areas of concern".

**For more information contact:**  
**Background papers:**

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**Report of Cabinet Member responsible for Leisure and Direct Services**  
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