

STROUD DISTRICT COUNCIL
STRATEGY AND RESOURCES

**AGENDA
ITEM NO**

12 APRIL 2018

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Report Title	Proposed relocation of RUSH Skatepark
Purpose of Report	To see approval to offer RUSH Skatepark a ground lease at Stratford Park, Stroud
Decision(s)	The Committee RESOLVES to delegate authority to the Head of Property Services, in consultation with the Chairs of Strategy and Resources and Community Services and Licensing Committee, to agree terms for a ground lease with RUSH Skatepark for land at Stratford Park, Stroud subject to; a) the grant of planning permission and b) RUSH's ability to fund the build costs of a new facility.
Consultation and Feedback	Rush has undertaken consultation with Stroud Town Council, the Ward Councillor and other key stakeholders and advises that initial feedback is supportive.
Financial Implications	There are no financial implications arising directly from this report. In granting the delegated authority, consideration should be taken of the council's stewardship of public assets, and the responsibility for promoting and facilitating economic activity in the District. David Stanley - Accountancy Manager (Section 151 Officer) Tel: 01453 754100 Email: david.stanley@stroud.gov.uk
Legal Implications	<ul style="list-style-type: none"> • If the proposed ground lease exceeds 7 years then pursuant to s.123 of the Local Government Act 1972 (LGA) it must be disposed of for best consideration unless the disposal can be brought within the terms of existing General Consents or Secretary of State consent is received to the disposal. • If the disposal is for less than market value consideration should be given to State Aid issues

Legal Implications Continued	<ul style="list-style-type: none"> If the lease is of land “consisting or forming part of an open space” consideration must be given to the requirements of s123 (2A) LGA in relation to advertising and considering objections to the intended disposal. <p>Hilary Holden - Legal Services Officer Tel: 01453 754365 Email: hilary.holden@stroud.gov.uk</p>
Report Author	Alison Fisk – Head of Property Services Tel: 01453 754430 Email: alison.fisk@stroud.gov.uk
Options	The council could decline to offer a ground lease and Rush would have to continue its search for an alternative location.
Performance Management Follow Up	The investment and development panel will be kept updated on progress.
Background Papers/ Appendices	Appendix A – Rush Skatepark: overview and testimonials

1. Background

- 1.1. Rush Skatepark are tenants of Unit 3 Brimscombe Port, one of the large (c40, 000 sq. ft.) on the industrial estate. They took a lease in 2013 as a business start-up and are a community interest company (not for profit), providing a unique facility for scooting, skateboarding, BMXing and inline skating for children and adults of all ages.
- 1.2. The company has gone from strength to strength, and has become a national and international destination, for hosting some of the biggest competitions in the world for scooters and BMX and hosted the scooter world cup in November 2015 (see Appendix A).
- 1.3. The company has a pop-up mobile skatepark which it takes out to local schools, open days etc. and has a commitment to working with local schools and charities. Holding school competitions and hosting sessions for local schools and disabled charities at the park. Rush provide free session vouchers to school and charity raffles throughout the County.
- 1.4. RUSH now includes a small café, a shop selling equipment and a maintenance workshop. It employs 8 full time staff, 21 part time and 3 part time coaches, offering work experience (12 student’s this year) and has gained the Stroud Employability Charter Mark.
- 1.5. The skatepark offers a safe and secure environment, where young people and adults can socialise, increase their activity levels and has a zero-tolerance policy to alcohol, drugs and anti-social behaviour within the park.

1.6. Rush's contribution to the local economy and community has been recognised through the Stroud Life Business awards; as winner in 2015 and 6 and finalist last year.

2. Current Lease

2.1. The lease of Unit 3, as with other lettings on the estate, has break clauses in order that vacant possession can be obtained once redevelopment starts on the Port. The earliest of these is in January 2019 and annually thereafter. In order for Rush to continue to grow, secure grants and more local, national and international competitive events it requires more certainty and security of tenure.

2.2. The company has been searching for an alternative building or site within the District, since the council announced it had secured Homes England (formerly the Homes and Communities Agency) funding in 2015 and that the redevelopment could be progressed. The council has advised and supported Rush, as it has done with other tenants, in trying to find alternative premises, wanting to retain company's within the district if possible.

3. Recommendation

3.1. There is potential for a new facility to be built at Stratford Park, to the rear of the Leisure Centre, providing a unique opportunity to retain Rush within the district and provide a state of the art facility for the alternative sports that it offers.

3.2. There is an opportunity to work with the leisure centre operators and enhance the leisure offer at Stratford Park, in an accessible location close to Stroud town centre.

3.3. Rush needs to have some certainty that the site is available before committing expenditure and time on consultants, public consultation and planning fees as well as in order to start to raise the significant amounts of funding required to construct a new facility.

3.4. It is, therefore recommended that the council enters into a ground lease with Rush Skatepark on terms to be agreed, subject to planning permission and its ability to raise the necessary funds.