
REPORT OF STRATEGIC DIRECTOR FOR PLACE

TO THE CITY MAYOR'S PROPERTY AND REGENERATION BRIEFING**ON****25th January 2021**

TITLE: Salford City Roosters Clubhouse Project – grant award conditions constraints

RECOMMENDATIONS:

That the City Mayor approves:

1. The placing of a restriction on Salford Council's freehold legal title at the new Salford City Roosters Clubhouse as security for a Grant from Sport England for a maximum term of 15 years from the 9th July 2019; the date of acceptance of the Grant.
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EXECUTIVE SUMMARY:

Within Salford City Council's Playing Pitch Strategy there is an action to improve ancillary facilities at the site which is currently leased to Salford City Roosters. The clubhouse now requires significant maintenance investment to bring it up to modern standards which falls outside the scope of the lease. The CREATEDBY RLWC2021 Capital grants programme, arising from the Rugby League World Cup in 2021 has provided an opportunity to replace the clubhouse with direct access onto the sports pitches. The successful application to this fund resulted in a grant of £377,863 being awarded to Salford City Council.

The offer of funding is subject to grant conditions which have been accepted in principle. A specific requirement is to place a restriction on Salford Council's freehold title (land shown edged red on the attached plan) as security for the Grant for 15 years, (duration of the Grant condition).

The purpose of this report is to seek approval to the restriction being placed on the council's title.

BACKGROUND DOCUMENTS: Plan showing the extent of the restriction on the registered title – Salford City Rooster Legal Title Plan (12/8/20)

KEY DECISION: NO

1.0 Background

1.1 The project comprises the provision of new clubhouse together with associated parking and external works for use by Salford City Roosters Amateur Rugby League Club.

1.2 The site of the current clubhouse was a former school, then a sports centre and is currently the home of Salford Roosters Rugby Club; the club hold a lease over the wider Schofield Road site for a term of 30 years from 2007. The Roosters took on the semi-derelict building and transformed it into a well-used facility, however the clubhouse is now no longer fit for purpose and is highly inefficient. A condition report undertaken in 2014 concluded that further maintenance expenditure would not be a solution. The building also fails to meet current standards from an accessibility or sporting perspective.

1.3 Salford City Council’s Playing pitch strategy identifies the need to improve ancillary facilities which relates to the changing rooms, club house and car parking for the club and is stated as an action within the plan. The CREATEDBY RLWC2021 Capital grants programme arising from the original RFL legacy grant programme has provided an opportunity to delivery this action.

1.4 The proposed new clubhouse is located within the land shown edged red on the attached plan, currently a rough tarmac area. The building will benefit from an outlook directly onto the pitches. As part of the proposals the existing clubhouse site will become surplus to the club’s requirements and will be surrendered back to the Council. Following surrender, City Mayor approved (at City Mayors Regeneration Meeting on 24th June 2019) the disposal of the clubhouse site to Forviva, local housing provider. ForViva is looking to progress the development of a 47unit 100% Social Housing Scheme.

1.5 The funding for the clubhouse project making up a total of £1,095,863 comprises of:

£377,863	CREATEDBY RLWC2021 Grant
£690,000	Salford City Council (Leisure)
£ 14,000	Salford City Roosters
£ 10,000	Booths Charities (provisional award)

£ 2,000	Standing Together Fund
£ 2,000	ForViva Group

2.0 Detail

2.1 On the 28th May 2019, Sport England who are managing the above-mentioned grant made an award of £377,863 to Salford City Council towards an estimated project cost of £1,095,863.

2.2 As per the norm with grant giving bodies, there are “general terms and conditions of grant” which in this case apply to a period of 15 years from the acceptance of the grant award (9th July 21019)

2.3 In addition to the general conditions, Sport England require a restriction to be entered on the Council’s legal titles (MAN159365 and MAN119061) and recorded at the Land Registry (land shown edged red the attached plan). The restriction prevents the land subject to the grant being transferred during the term of the grant without the consent of Sport England. Sport England may request that the grant being repaid if they feel that the transfer does not fulfil the reasons for the grant being made.

2.4 The wording of the restriction states:

“No disposition of part of the registered estate edged red by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by **THE ENGLISH SPORTS COUNCIL** (whose operating name is Sport England) Company Number RC000766 of First Floor 21 Bloomsbury Street, London, WC1B 3HF (“Sport England”).

2.5 The new lease with Salford City Roosters will include a clause which recognises this necessary restriction and the need to comply.

3.0 Recommendations

3.1 That the City Mayor approves:

1. The placing of a restriction on Salford Council’s freehold legal title at the new Salford City Roosters Clubhouse as security for a Grant from Sport England for a maximum term of 15 years from the 9th July 2019; the date of acceptance of the Grant.

KEY COUNCIL POLICIES:

- Playing Pitch Strategy & Action Plan, adopted by the Council in 2016 (updated 2018).
- Salford Unitary Development Plan 2006, Saved Policy R2 Provision of Recreation Land and Facilities.
- Salford Publication Local Plan 2020, Policy R5 outdoor and indoor sports facilities.

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: N/A

ASSESSMENT OF RISK: Low

LEGAL IMPLICATIONS Supplied by Wendy Burgess Legal Officer, Property Section
Tel 0161 234 3130

Date : 11th August 2020, further reviewed 30/11/20

The risks that are already identified and set out in this report are of a financial and commercial nature.

FINANCIAL IMPLICATIONS

Supplied by Alison Woods, Finance Officer (Capital), Tel. 925 1135

Date: 10th August 2020, further reviewed 27/11/20

Subject to the terms and conditions set out in the grant confirmation letter and award agreement, dated 28th May 2019, Sport England has agreed to award Salford City Council a grant of £377,863, towards a total project cost of £1,095,863, for the development of the Salford City Roosters Amateur Rugby League clubhouse.

Partnership match funding towards the total project cost of £1,095,863 has been confirmed from the following sources.

Amount	Source
£377,863	CREATEDBY RLWC2021 Grant
£690,000	Salford City Council (Leisure)
£ 14,000	Salford City Roosters
£ 10,000	Booths Charities (provisional award)
£ 2,000	Standing Together Fund
£ 2,000	ForViva Group

The Sport England grant award is subject to specific Project Conditions, which “permit Sport England to enter a restriction on title or caution in respect of the

property at Land Registry in respect of the registered title". Failure or unacceptable delay in meeting any of the Project Conditions may lead to Sport England considering the termination of the Agreement and a withdrawal of the grant funding offer of £377,863.

PROCUREMENT IMPLICATIONS Supplied by: N/A

HR IMPLICATIONS Supplied by: N/A

OTHER DIRECTORATES CONSULTED: Salford Community Leisure

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WARDS TO WHICH REPORT RELATES: **Winton**