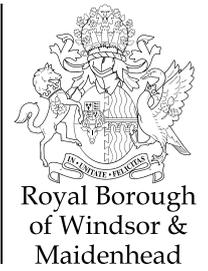


Subject:	Thames Valley Athletics Centre - update
Reason for briefing note:	To update the panel on the operation of the operation of the Thames Valley Athletics Centre, Eton.
Responsible officer(s):	David Scott, Head of Communities Kevin Mist, Communities Project Lead
Senior leader sponsor:	Russell O'Keefe – Executive Director Place
Date:	18 February 2020

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SUMMARY

This agenda items provides an overview for members of facilities and operation of Thames Valley Athletics Centre, as a joint use facility operated in conjunction with Eton College and Slough Borough Council.

This item will be supported by a short presentation given by a representative of Datchet Eton Leisure (DEL) who operate the centre on behalf of the Trust. The presentation will be published when it is available.

1 BACKGROUND

- 1.1 The TVAC Trust was established in March 1997 as a joint community facility between Slough Borough Council, Eton College and the Royal Borough of Windsor and Maidenhead, with a 40-year lease from Eton College. The joint facility was possible as a result of a large Lottery Grant and some capital investment from the two council's.
- 1.2 The trust holds a 40 year sub lease from a joint committee of Slough Borough Council and the Royal Borough of Windsor and Maidenhead which has the lease from Eton College.
- 1.3 The lease is on a full repairing basis and expires in March 2037.
- 1.4 There are 3 trustees; RBWM (and which is currently represented by Cllr Mrs Rayner), Slough Borough Council and Eton College. The trustees meet on a quarterly basis. RBWM is the lead authority.
- 1.5 DEL have been the operator since 2011 and is contracted to run the centre until March 2037.
- 1.6 The centre has been equally funded by Slough Borough Council and RBWM, however the annual funding contribution has been reducing in the last 5 years.
- 1.7 The funding for the centre received from Slough Borough Council and RBWM has been reducing and in 2019/20 was £52,500 from Local Authority each partner. This will continue to decline reaching zero by March 2025. This reduction was the result of the improved operational impact of DEL's management of the centre.
- 1.8 The centre is used by the Eton College during the school day, and is also home to the Windsor, Slough, Eton and Hounslow Athletics Club.

2 KEY IMPLICATIONS

- 2.1 There are legal agreements in place to ensure the smooth operation of the centre and the provision of the facilities to residents of and visitors to the borough.

- 2.2 The legal agreement in place also covers the provision for the Windsor, Slough, Eton and Hounslow Athletics Club and its members.
- 2.3 The lease of the land is on a 40 year agreement with Eton College, ending in 2037.
- 2.4 The funds need to be invested and correctly utilised to ensure the value of the asset is maintained. An example is the need to replace boilers, currently gas and investigations are underway for an efficient alternative that will reduce costs. Other equipment and facilities that will require replacing are monitored in a maintenance schedule.
- 2.5 Installation has been approved to install photovoltaic cells at the centre working with MaidEnergy, another scheme that will assist in the reduction of the annual expenditure.
- 2.6 There is a sinking fund for the essential building repairs and equipment replacements that the Trust is responsible for under the terms of the legal agreements. This currently stands at a little over £70,000.

3 DETAILS

- 3.1 The centre operates a programme 7 days a week, and has a special focus on athletics whilst offering gym, sauna and steam facilities and squash, alongside them.
- 3.2 The centre is looking to expand its offer through childcare, a planning application has been submitted to build a mezzanine floor in the building which would house a nursery facility providing additional income to the centre, along with additional casual footfall for use of its other facilities.
- 3.3 The centre is home to the Windsor, Slough, Eton and Hounslow Athletics club who use both its indoor and outdoor specialist athletics facilities for their membership, for both training and competition events.
- 3.4 A number of local schools utilise the centre for sports days and events throughout the year.
- 3.5 A well-used club room with food and bar facilities is part of the centre offering a social space for clubs, events and parties and is enhanced by being able to be split into two to accommodate small and larger events.
- 3.6 A meeting room gives the centre another income stream, and a different client base in addition to the regular facilities associated with this type of centre.
- 3.7 Eton College on whose ground the centre is situated has permission to build a full size All Weather Pitch (AWP) adjacent to the centre, which DEL will operate for the community use, which is part of a community use agreement.
- 3.8 There are a number of known building costs at present and estimates of the replacements that will be required over the next 18 years that when compared to the income to the end of the contract and lease shows a shortfall of £940,000.

4 RISKS

- 4.1 The facilities are not maintained to a tolerable level and therefore expenditure incurred by the operator or lack of investment means reduced footfall and brings on an early departure from their contract and the reversion of the centre to the ownership of Eton College, or for the need to find alternative operator.
- 4.2 Alternatively further investment is required by the partners for its upkeep due to ensure sufficient maintenance of facilities.
- 4.3 The Trust is unable to borrow money, and is therefore reliant on the two Local Authority Partners to have sufficient funds to meet the upkeep and pay bills.

5 NEXT STEPS

- 5.1 Thank the operator for their investment and the operation of the centre for the past 5 years and their plans for its future.
- 5.2 Continue to maintain the Trust and the RBWM representation.
- 5.3 Monitor the schedule of maintenance and investment in the facilities.