

To: Leadership Board

On: 26 April 2023

Report by: Director of Environment, Housing & Infrastructure

Heading: Refurbishment of Tennis Courts in Renfrewshire Parks and Development of Tennis in Renfrewshire Parks

1. Summary

- 1.1 The Council is currently working with the Lawn Tennis Association (LTA), in partnership with OneRen, to submit a formal bid for funding to refurbish tennis courts in up to three sites within Renfrewshire's estate, namely Robertson Park, Renfrew: Brodie Park, Paisley and Park Road, Johnstone.
- 1.2 Tennis courts within parks and open spaces owned by the Council are vital community assets that can help widen the impact of the physical and mental health benefits of being active through sport. The LTA intends that any investment will provide affordable, engaging, and accessible opportunities for the public to play tennis.
- 1.3 The grant process is being managed through the Council's project management framework. As the project involves infrastructure changes to Council assets the project is being led by Environment, Housing & Infrastructure.
- 1.4 As part of the grant funding agreement, the LTA requires that an approved court booking system (using the Clubspark APP) is introduced to support the effective utilisation of any refurbished court, and that work is undertaken to develop tennis within the Council area. The Council will lead on the maintenance and upkeep of any refurbished facility, it is proposed that One Ren would lead on booking, coaching programmes and sports development arrangements should the bid be successful.
- 1.5 The Council is therefore working closely with OneRen to develop this aspect of the bid. As the Council is not able to transfer the asset directly to OneRen as has

been the case in other Council buildings, a formal legal agreement is required to be approved with OneRen to ensure due diligence with the contract terms and conditions associated with the grant. (Attached as appendix 1)

- 1.6 The subsequent legal arrangements with One Ren will be reported through the next appropriate OneRen board.
 - 1.7 Financial modelling work is currently being carried out in conjunction with Environment, Housing & Infrastructure, OneRen and Finance. The revenue and capital costs will be determined following agreement on operating models and will be dependent on the number of sites funded.
-

2. Recommendations

It is recommended that the members of the Leadership Board:

- 2.1 Note the work already undertaken to support the bids to the Lawn Tennis Association (LTA) bid to refurbish tennis courts and develop tennis as a sport in up to three sites within Renfrewshire.
 - 2.2 Delegate authority to the Director of Environment, Housing & Infrastructure:
 - (a) to determine which, if any, of the three sites listed in paragraph 3.7 are suitable for refurbishment using LTA funding, taking account of the factors set out in paragraph 3.8.
 - (b) in consultation with the Head of Corporate Governance, to enter into funding agreements with the LTA for any of the three sites, on the principal terms and conditions set out in appendix 1 titled Annex 2.
 - (c) in consultation with the Head of Corporate Governance, to enter into agreements with OneRen in order to meet the requirements of any funding agreements.
 - 2.3 Note that an update report will be presented to board which will provide further detail on the funding bid, required governance and, capital and revenue costs.
 - 2.4 Note it is anticipated that a report will be submitted to the OneRen board on 15 June 2023 seeking approval for the proposed Heads of Terms and agreements between the Council and OneRen.
-

3. Background

- 3.1 In October 2021 the UK Government and the Lawn Tennis Association announced an investment into public park tennis courts for local communities. The Government were investing £22 million along with a committed spend from the LTA of £8.5 million.

- 3.2 The main aim of the project is to see thousands of public park tennis courts in poor or unplayable condition being refurbished for local communities. It was established that across England, Scotland and Wales 45% of park courts were deemed as poor, very poor or in an unplayable condition and that half of the unplayable venues were in the most socially deprived areas.
- 3.3 Park tennis court facilities owned by local authorities are vital community assets that can help widen the impact of the physical and mental health benefits that being active through the sport of tennis can bring. The LTA reports that there are currently 1.7 million adults and many more children who play tennis in a local park every year, and park tennis courts are particularly important for providing affordable, engaging, and accessible opportunities for more female players and those from lower socioeconomic backgrounds, as well as being the most popular venue for women to play after they have left education.
- 3.4 The LTA's ambition is to drive participation across park tennis sites, as well as ensuring the future sustainability of these sites. In addition to paying for the refurbishment of courts, the new investment will also pay for implementation of sustainable operating models for the facilities, with specialist programmes and support to ensure courts are both affordable and utilised.
- 3.5 This scheme will include:
- Access to an online booking platform (Clubspark)
 - Digital gate access technology
 - Access to local tennis leagues
 - Support for coaching
- 3.6 Renfrewshire Council registered an interest in the funding stream and has been working actively with the LTA Parks Investment Delivery Officer since May 2022 along with OneRen who are essential in terms of the project's delivery of this sport for the booking system, delivery of coaching, assisting with the operating model and developing tennis as a sport.
- 3.7 The three sites chosen for potential investment are as follows: -
- Robertson Park, Renfrew 3 full size courts
 - Brodie Park, Paisley 5 full size and 2 mini courts
 - Park Road, Johnstone 4 full size courts
- 3.8 Whilst three sites are being considered It should be noted that the LTA have advised that Robertson Park and Brodie Park have been prioritised for initial funding. Park Road, Johnstone will be added if funds become available.
- 3.9 The sites at Robertson Park and Brodie Park both form part of the Common Good, and it will be necessary to ensure that any steps taken in connection with these sites comply with the statutory rules in this respect, possibly involving an application to the Court for consent to appropriate part of the land for this purpose.

- 3.10 In order to allow appropriate governance and oversight of this project and to enable the Council to proceed with formulating a legal agreement with OneRen there is a requirement to authorise delegated authority to the Director of Environment, Housing & Infrastructure to allow the matter to be progressed. This project is being supported by the Council's Legal & Democratic Services who will provide advice and confirm the approach for legal compliance required to ensure the Council's interests are protected throughout this process.
-

Implications of the Report

1. **Financial** – This is currently being modelled and will be detailed in a future report prior to any formal agreements being signed. The Council will also require to consider how it would fund any capital replacement costs which may be an obligation under the grant agreement.
2. **HR & Organisational Development**- none
3. **Community/Council Planning** –
 - Our Renfrewshire is well – Improved access to sports facilities will improve health of participants.
 - Reshaping our place, our economy, and our future – Improvements to our assets and protecting them for future use.
 - Tackling inequality, ensuring opportunities for all - Free access to sports will be available to residents at designated times along with coaching for young people.
 - Working together to improve outcomes – Working in partnership with LTA and OneRen will improve access to this sport.
4. **Legal** – This project is being supported by the Council's Legal & Democratic Services who will provide advice, confirm the approach, and prepare the legal documents required to ensure the Council's interests are protected throughout this process.
5. **Property/Assets** – There will be a significant improved impact on the assets that are refurbished.
6. **Information Technology**- OneRen will be required to sign up to the national booking system used by LTA.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed

and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety**- none
9. **Procurement** – The Council will be using procurement frameworks established by the LTA to procure refurbishments and gate infrastructure to facilitate the booking scheme.
10. **Risk** – There is a risk that the funding allocated from the LTA could be recovered if the terms and conditions of the award are not met. This will be mitigated by a legal agreement with OneRen and enhanced documented specification of maintenance from Environment, Housing & Infrastructure.
11. **Privacy Impact** - none
12. **Cosla Policy Position**- none

List of Background Papers

- (a) Background Paper- None
- (b) Appendix 1- Grant Award Terms and Conditions

Author: Karen Anderson, Sustainability, Place & Assets Manager

ANNEX 2

Tennis Terms and Conditions

- 1) **Project Terms** - The following table shows the Standard Obligation Period for each Project type/funding amounts.

Category	Grant funding amount/Type of Agreement	Standard Obligation Period end date
A	Gate access projects only	The date falling 5 Years after Installation Date
B	Any project requiring repainting	The date falling 10 years after Completion Date
C	Any project requiring resurfacing valued between £5000 and £149,999	The date falling 15 years after Completion Date
D	Any project valued over £150,000	The date falling 21 years after Completion Date

You shall meet the following requirements, in relation to any court/s in question and more widely as applicable, for at least the applicable Standard Obligation Period.

2) Maintenance, Repair and Refurbishment

A court maintenance schedule shall be implemented to ensure that the:-

- Playing surface is kept clean to preserve its playing characteristics.
- Free drainage of surface water is maintained throughout the life of the court.
- Court looks attractive and well cared for at all times and achieves a reasonable life span.
- Court is kept to a standard that tennis can be played at all times.
- Signage is kept in good condition at all times.

These objectives shall be achieved by measures including:-

- Making repairs to courts and nets as required to maintain the court playing characteristics at all times.
- Regular sweeping or vacuuming leaves and other debris from the surface.
- Periodic power washing of the surface.
- Applying both moss and weed killer when required.

3) Court Refurbishment and Replacement

- For all projects in categories B to D - To undertake as a minimum a repaint of the courts within the Standard Obligation Period. However where identified seek to utilise income generation to resurface courts as required.
- For all Projects in categories C and D – To undertake as a minimum a resurface of the courts within the Standard Obligation Period.

4) Digital Journey to Court

Online Booking

- Ensure all courts are available for public booking throughout park opening hours.
- Ensure all Your tennis venues, courts and activities are promoted and accessible through LTA Play online booking using Clubspark (or any future LTA Operations-approved alternative booking system or aggregator). Booking access to be available through the LTA website and booking app.

Gate Access Systems (For a minimum period of 5 Years)

- Ensure the gate access control system is operational at all times, completing any repairs as required with immediate effect or as soon as possible.

- Ensure access codes are provided to users as per agreement with a gate supplier approved by Us.
- Ensure that the gate access control system provides end users access to the courts remotely, both generating access codes and providing onward transmission to end users in order to open the gate.
- Ensure an annual service of the gate and access control system, including: (i) testing the keypad and replacing the batteries; and (ii) checking the gate and access control system are operational, including the internal manual exit and self-closer function of the gate.

5) Sustainability and Pricing

- A pricing policy to be set by You across the courts owned or operated by You that is open and affordable to everyone and the courts operated in a way that ensures sustainability.
- A charging model can help develop resources that can be re-invested into on-going maintenance and repairs and future court refurbishments. Using the features of Clubspark, charging can be flexible to include coaching, season ticket, be venue specific or court time specific to contribute to on-going costs/replacement.
- As a minimum there must be a clear sustainability plan that shows how court maintenance and replacement is secured over the Standard Obligation Period to meet the conditions in paragraphs 2 and 3 above.

6) Operating, Coaching, Free Park Activities & Competition Provision

- All tennis courts with tennis markings only (at the completion of refurbishment) to continue for the sole use of tennis post refurbishment.
- You shall appoint a designated person/department within Your organisation or an Operator to manage the courts and any associated tennis facilities, where “Operator” means an external third party organisation or independent coach, recognised by LTA Operations and meeting LTA Operations standards.
- You shall organise a quarterly meeting to review progress and data with LTA Operations and appointed Operators.
- Each park containing courts to be categorised as either available for booking of courts only or available for booking of courts and coaching activities and then operated accordingly.
- All parks containing courts to be attached to a Local Tennis League and You shall agree to promote before each launch.
- For all parks identified and categorised for coaching, You commit to working with LTA Operations to deliver a free tennis offer either through an Operator or a charity like Tennis For Free.
- You shall support the launch of all sites, and thereafter any ongoing promotion of LTA Operations’ national tennis campaigns and promotions to increase opportunities to drive tennis participation, displaying promotional material to maximise impact.
- You shall display signage which promotes how players can access the courts and (in a form agreed with us in advance) recognises DCMS and LTA Tennis Foundation as project funders.

7) Registration

- Each venue to be registered for the Standard Obligation Period with LTA Operations under its venue registration scheme, or replacement thereof. Registration to be free for the designated period.

8) Clawback in the event of non-compliance

You agree to notify us of any non-compliance with the terms of this Annex 2. In such circumstances, or if We become aware of any non-compliance, You agree to meet with us to seek to agree an appropriate way to remedy such non-compliance. If, however, such non-compliance persists, We are entitled to require You to repay the Grant paid under this Grant Agreement (increased in line with inflation using the Consumer Prices Index or any comparable successor index), or such part of the Grant as we consider appropriate in light of the non-compliance in question.