

Item 9 Appendix 1 Town Deal Land Ownership and Grant Risk Matrix

1. Background

➤ Proposed Community Asset transfer (CAT) from CMBC under one overarching long lease to TTC in respect of the following sites:-

- Tennis Courts
- Bowling Pavilion
- Bandstand
- Conservatory
- Multi Use Games Area

N.B. Fielden Hall is not included as separate legal ownership

2. Potential Variances to CAT direct to TTC

- Tennis Courts direct CAT from CMBC
- MUGA direct build by CMBC

3. Grants

➤ Proposed that if TTC front Grant Applications, indications are that would be most successful in securing funds.

N.B. Fielden Hall is not included as fully funded

4. Reducing Risk

4.1 Property Ownership

- CMBC retain ownership of all land sites
 - No change in delivery – Tod does not benefit
 - Poor maintenance
 - Tennis
 - Bowling Pavilion and Greens (lack of top dressings etc and boards)
 - Poor use- no strategy to promote use
 - Tennis
 - CMBC continue to charge for use of facilities
 - Bowling Pavilion
- Lease agreements have “hand back clauses” in event of major capital expenditure need and or heavy maintenance costs.

4.2 Grant Clawback

- select where grants necessary and use contingency to reduce risk
- obtain grants with no or minimal clawback

RISK MATRIX - CENTRE VALE PARK PROPERTY OWNERSHIP

		FINANCIAL		
		LOW	MEDIUM	HIGH
L E G A L	LOW	CMBC RETAIN ALL OWNERSHIP	TTC HAVE MAINTENANCE COST CLAWBACK AGAINST ESTABLISHED STRONG FINANCIAL GROUPS - POSSIBLY UNDERLEASE	CMBC NO OWNERSHIP - NO RECHARGE TO GROUPS
	MEDIUM	TTC OWN BUT CMBC REMAIN FINANCIALLY RESPONSIBLE FOR MAINTENANCE AND REPAIRS	TTC HAVE "HANDBACK CLAUSE WITHIN LEASE TERMS RE HIGH MAINTENANCE/CAPITAL REPAIRS AND RECHARGE TO GROUPS (NOT STRONG FINANCIALLY)	CMBC RETAIN MUGA - NO RECHARGE TO GROUPS
	HIGH	TTC OWN WITH LIMITED COSTS MET BY CMBC	TTC HAVE "HANDBACK CLAUSE BUT NO RECHARGE ARRANGEMENT AT ALL	FULLY REPAIRING AND INSURING LEASE WITH NO HAND BACK OPTION OR RECHARGE MECHANISM FOR COSTS

RISK MATRIX - CENTRE VALE PARK GRANT CLAWBACK

		FINANCIAL		
		LOW	MEDIUM	HIGH
C L A W B A C K	LOW	ALL GRANTS HAVE NO CLAWBACK	GRANTS EXCLUDING BANDSTAND HAVE OUTPUTS RELATED CLAWBACK	RESTRICTIVE OUTPUTS TRIGGERING CLAWBACK
	MEDIUM	BANDSTAND - USE ALL CONTINGENCY REMOVING NEED FOR GRANT	SELECTIVE USE OF CONTINGENCY AND OR SOME GRANTS WITH NO CLAWBACK EG BANDSTAND	POSSIBLY APPORTION/REALLOCATE FUNDING TO MINIMISE FINANCIAL RISK
	HIGH	APPORTION/REALLOCATE FUNDING TO MINIMISE FINANCIAL RISK	POSSIBLY APPORTION/REALLOCATE FUNDING TO MINIMISE FINANCIAL RISK	ALL GRANTS WITH CLAWBACK

RISK MATRIX - CENTRE VALE PARK PROJECTS OPERATIONAL DELIVERY -

		EXPERIENCE- EXISTING/NEW		
		LOW	MEDIUM	HIGH
F S I T N A B L I T Y	LOW	FIELDEN HALL/MUGA		
	MEDIUM		TENNIS - BOWLING	
	HIGH		CONSERVATORY	BANDSTAND