

Old Trafford Sports Barn (Including Former Youth Centre)

Proposed Community Asset Transfer

1. Introduction:

Trafford Council is seeking to explore a Community Asset Transfer (CAT) of Old Trafford Sports Barn (OTSB). OTSB was constructed in circa 2007 and was an addition to the former Youth Centre building already on the site and is situated in Seymour Park, Old Trafford, the facility is operated by Trafford Leisure CiC.

OTSB serves a diverse community in Old Trafford, Old Trafford situated in the North of the borough. And sits between two of the 5 wards that make up the North locality, Clifford, and Longford. Clifford ward is among the most diverse in the borough and both wards are amongst the 5 most deprived wards in the borough. Detailed information for both wards can be found here- [Trafford Data Lab](#)

The council in line with its objectives of promoting community ownership is seeking to transfer this asset to an organisation or group of organisations, to safeguard the asset and develop a facility that promotes and prioritises community involvement and engagement.

Expressions of interests (EOI) from formalised and incorporated organisations will be considered if it can be demonstrated through a sound business case that they can operate this facility for community benefit.

The Community Asset Transfer will be on a long-term lease and successful applicants will be responsible for the day-to-day operations of all the facilities included within the proposed lease demise including maintenance and repairs of the assets.

To aid the council in deciding upon a successful applicant, the following criteria will be used, and scoring will be based on the various categories that have been weighted accordingly.

EOI Criteria

Governance:

Through the Expression of Interest process applicants must be able to demonstrate they have sound and considered governance in place to develop their business case. All applicants will be scrutinised at this stage of the process to ensure the council is satisfied with the applicant's governance and membership.

Community Engagement:

One of the primary outcomes the council wishes to achieve through this process is sustaining this asset for future generations in a way that promotes community involvement and engagement. The council, following the development of its Leisure Strategy and through the successful CAT of George H Carnall Leisure Centre believes that a CAT would be the best way to safeguard this asset over the long-term.

Given the facilities location and the communities that surround the facility, the Council wants to ensure that all applicants can demonstrate a genuine and inclusive approach to community involvement and engagement. As such, the assessment process will be weighted / scored with this in mind.

All applicants through the Expression of Interest stage and through the submission of a business case will need to consider models and methods for community involvement and engagement in all aspects of the operation and future of this asset.

To aid this process the council has engaged in a survey of key community stakeholders and residents. Through this process the council has identified the following key requirements.

- The top four things that would encourage residents to use OTSB are Fitness Classes, Sports Sessions, Café and Creative Sessions
- 82% of respondents said costs was important to them, ideally users want to pay between £1-£5 per class
- Most respondents stated that they don't know what on offer at OTSB, indicating that marketing is an issue

In developing a business case, applicants should clearly demonstrate how their proposal intends to meet the key requirements through community engagement and involvement. Applicants must be able to demonstrate they understand the local population this asset serves or could serve.

Current Program of Use

Upon the receipt of an initial Expression of Interest, the Council will provide applicants the current program of use for the asset including details of any letting's agreements. Applicants will be asked as part of their business case to develop a proposed (costed) program of use. The council's assessment panel will be seeking a program of use that is viable and sustainable but also considers community engagement and involvement. Applicants will need to demonstrate an understanding of market testing and consider a fair pricing and usage policy.

Financial Information

Upon the receipt of an initial Expression of Interest, the council will provide applicants with a full financial breakdown of the current operations and revenue and expenditure associated with this asset. Applicants as part of their business case will need to demonstrate, over the course of their lease, how they intend to finance and operate this asset through a clear financial model, that considers all the key points from all sections of this prospectus.

Condition Survey

Upon the receipt of an initial Expression of Interest, the council will provide applicants a full condition survey and other associated reports, plans and schedules. Applicants through their business case and financial model will need to demonstrate how they intend operate the asset given its age and condition and will be expected to indicate how the asset will maintained and sustained over the course of the agreed lease period. Consideration will also need to be given to how the running of the asset will assist in the Council's decarbonisation project and make energy efficient changes to the building.

Process / Timescales

To enable a fair and transparent process the council has developed a multistage process to secure a Community Asset Transfer.

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| KEY DATES | |
| 29 nd August to 9 th September | Consultation – light touch via Citizen Space to inform prospective applicants of high |

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| | level of facility and service mix to be considered by applicants who intend to submit a EOI. |
| 13 th September 2022 | Open Day – the council will coordinate an open-day on the 13 th September. This open day will enable organisations to tour the facilities with the project team, the open day will also provide a presentation covering the process and weighting of the assessment. |
| 16 th September 2022 | Initial Expression of Interest – all attendees will be invited to submit an Expression of Interest by the 16 th . Whilst attendance at the open day is advisable it is not essential in submitting an EOI. Only organisations that submit and EOI will be considered through this process. The EOI will lead to applicants being asked to commit to a non-disclosure agreement. |
| 30 th September | By the 30 th Sep all organisation who have submitted and EOI and NDA will be provided with the suite of detailed documents and reports associated with this process, along with an FAQ, this information should be used to develop the full business case. |
| 9 th December 2022 | Business cases will need to be submitted by Midday 9 th December 2022. These will be reviewed by the assessment panel. Applications will be shortlisted to 2-3 proposals, which will be presented to the councils Executive |
| 23 rd January 2023 | Executive for decision in January 2023, once the call-in period is concluded the successful applicant will be notified. |
| February 2023 onwards | The council and successful applicant will agree an implementation plan and timeline with a long stop date of potential CAT to be completed by 31 st March 2024 |

Contacts:

All correspondence including questions are to be submitted via traffordmoving@trafford.gov.uk

Useful Information

To aid applicants in the development of their applications here are links to key strategies and documents, that will aid in the development of a business case.

1. [Corporate-Plan-2021-2024.pdf \(trafford.gov.uk\)](#)
2. [Trafford Health and Wellbeing Strategy 2019.pdf](#)
3. [Trafford JSNA](#)
4. [Local Plan \(trafford.gov.uk\)](#)
5. [Carbon Neutral Action Plan Doc.pdf \(trafford.gov.uk\)](#)
6. [Safer Trafford Partnership](#)
7. [Trafford Poverty Strategy](#)
8. [TT Locality Plan 2019-24 Refresh.pdf \(trafford.gov.uk\)](#)
9. [Uniting the Movement | Sport England](#)
10. [GM Moving in Action - GM Walking](#)