

**Meeting date:** Communities and Leisure Cabinet Decision Session 14<sup>th</sup> December 2022

**Report to:** Cabinet Member for Communities and Leisure

**Report title:** Ice Rink Community Hall Fees and Charges 2023

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**Wards affected:**

- All Wards |  Bickenhill |  Blythe |  Castle Bromwich |  Chelmsley Wood |  Dorridge/Hockley Heath |  Elmdon |  Kingshurst/Fordbridge |  Knowle |  Lyndon |  Meriden |  Olton |  Shirley East |  Shirley South |  Shirley West |  Silhill |  Smith's Wood |  St Alphege
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**Public/private report:** Public

**Exempt by virtue of paragraph:** Not applicable

**1. Executive Summary**

- 1.1 Solihull Ice Rink was leased in June 2000 to St Modwen Properties plc on a 150 years arrangement at a peppercorn subject to a minimum Surplus Payment as part of a profit sharing arrangement.
- 1.2 The Ice Rink Company acquired, by assignment, the long leasehold interest in the Solihull Ice Rink and associated property from St. Modwen in October 2015. The Ice Rink Company owns the two leading UK ice skating brands, Planet Ice and Silver Blades, and its core business is the ownership and operation of ice rinks.
- 1.1 The Solihull Ice Rink offers an attractive facility for the Solihull area and is the only permanent ice rink operating within the wider Birmingham area, so it is a particularly important feature of Solihull's wider leisure offering, with ice hockey being available as well as general leisure skating. The ice rink attracts custom from a wide area.
- 1.3 The Council has the right to occupy the Community Hall during certain daytime hours Mondays to Fridays for use by voluntary community groups, clubs, societies and similar organisations under the terms of a licence that runs concurrently with the

lease.

- 1.4 The Ice Rink Company collect fees and charges from community groups who pay rent for using the hall to the operator, in accordance with the tariff provided. This income is then passed to the Council quarterly in arrears.

## **2. Decision(s) Recommended**

- 2.1 The Cabinet Member is asked to:

- Approve the 'Pricing Schedule 2023 – Appendix A';

## **2. Matters for Consideration**

- 2.1 Under the terms of the Community Hall Licence agreement, the tariff will be revised “from time to time” and advised to the Ice Rink company who collect the rental fees on behalf of the Council. The tariff has not been revised since the Ice Rink company took over from the previous operator in 2015. As inflation is now significant, it is proposed to increase the tariff by 10.1% based on CPI for September 2022, with the price increase effective from 1<sup>st</sup> April 2023. Revised prices for sessions are set out in Appendix A, Pricing Schedule 2023. It is proposed to review future tariff increases on an annual basis.
- 2.2 Community Hall usage under the terms of a licence totals 23 hours a week. These hours have been taken up primarily by Friends in Retirement Solihull (FIRS), a local organisation who organise activities for local older people. Included in FIRS programming are physical activity sessions, such as Tai Chi, Dance and Bowls. Currently the total use is 17 hours which represents 74% of the overall time allocation. These community hours are charged at a lower rate to make the activity sustainable.
- 2.3 The continued provision of a community hall in one of the Borough’s areas where deprivation is increasing supports the Council’s approach to developing stronger communities. This is achieved by enabling people of all ages to thrive in their community, by supporting and developing the provision of community-based solutions with a focus on prevention and early intervention. This venue is supporting people to look after their own health and wellbeing and the local community to create and develop things to do, places to go, where there is someone to listen. Regular participation in physical activity can reduce and/or delay people’s need for health and social care services.
- 2.4 The licence fee that the Council pay to the Ice Rink Company is reviewed each year from July in line with the rate of CPI for June but is capped at 5%. The current annual fee payable from July 2022 is £33,824.
- 2.5 The Ice Rink Company collects all the income and pays this to the Council. The Council budget target for income for 2023/2024 is £12,160 which, subject to agreement through the Budget Strategy refresh process, is an increase of 10.1%. The annual council support from April 2023 will be £21,664, assuming fees can be collected in line with the target. The Council can terminate the Community Hall licence on six months’ written notice.

## **3. What options have been considered and what is the evidence telling us about them?**

- 3.1 The contract allows for the fees to be reviewed from time to time and given the current high rates of inflation, it is now right that the fees are increased from April 2023. The fees and charges have not been reviewed since the current operator took over in 2015.
- 3.2 Current charges per session, a session being anything between 1.5-3 hours, are:

- £25.00 per session Monday - Thursday
- £26.80 per session Friday

3.3 CPI increases at 10.1% are shown in Appendix A - Pricing Schedule 2023 with charges per session proposed to increase to:

- £27.50 per session Monday – Thursday
- £29.50 per session Friday

3.4 An alternative option would be to have no increase in fees and charges. This option has not been considered further due to the current financial pressures of the Council.

#### 4. Reasons for recommending preferred option

4.1 The recommended Appendix A - Pricing Schedule 2023, comply with the current licence whereby, fees and charges for the community hall should be reviewed from time to time.

4.2 To note, fees and charges for the community hall have not been reviewed since 2015.

#### 5. Implications and Considerations

5.1 State how the proposals in this report contribute to the priorities in the [Council Plan](#):

Priority:	Contribution:
<p>People and Communities:</p> <ol style="list-style-type: none"> <li>1. Improving outcomes for children and young people in Solihull.</li> <li>2. Good quality, responsive, and dignified care and support for Adults in Solihull when they need it.</li> <li>3. Take action to improve life chances and health outcomes in our most disadvantaged communities.</li> <li>4. Enable communities to thrive.</li> </ol>	<p>Solihull Ice Rink provides an affordable quality sport and physical activity offer to the people of Solihull. The Community Hall provides a range of opportunities for residents and visitors to participate in physical activity and sport which has the benefit of improving physical health and resilience as well as mental health.</p>
<p>Economy:</p> <ol style="list-style-type: none"> <li>5. Develop and promote the borough's economy, with a focus on revitalising our town and local centres.</li> <li>6. Maximising the opportunities of UK Central and HS2.</li> <li>7. Increase the supply of affordable and social housing that is environmentally sustainable.</li> </ol>	<p>No direct implications.</p>
<p>Environment:</p>	<p>No direct implications.</p>

Priority:	Contribution:
8. Enhance our natural environment, improve air quality and reduce net carbon emissions.	
9. Promote employee wellbeing	No direct implications.

## 5.2 Consultation and Scrutiny:

5.2.1 No direct consultation on these fees and charges proposals.

5.2.2 Fees and Charges will be presented for consideration to the Stronger Communities and Neighbourhood Services Scrutiny Board in January 2023 as part of the consideration of budget proposals included in the report: MTFs update - Budget Strategy 2023/24 to 2025/26. Comments from the Scrutiny Board will be fed back to the Resources and Delivering Value Scrutiny Board and then Full Cabinet in February 2023, who will agree budget recommendations for Full Council.

## 5.3 Financial implications:

5.4 Officers are reviewing the current position with regards to a proposed restructure of the lease by the Ice Rink Company, with a review to reporting to a Spring 2023 Decision Session a position for the Cabinet Portfolio to consider.

5.4.1 As per 2.4 and 2.5.

## 5.5 Legal implications:

5.5.1 The consideration and approval of fees and charges proposals are required as part of the Licence.

## 5.6 Risk implications, including Risk Appetite:

5.6.1 Not applicable, even with the increase of CPI the fees and charges for the community hall are very competitive and accessible.

## 5.7 Equality implications:

5.8 The continued provision of a community hall in one of the Borough's areas where deprivation is increasing supports the Council's approach to developing stronger communities. The venue is supporting people to look after their own health and wellbeing and the local community to create and develop things to do, places to go, where there is someone to listen. This reflects the health inequality and the potential to improve people's health.

5.9 Linkages to our work with the West Midlands Combined Authority (WMCA), Local Enterprise Partnership or the Birmingham & Solihull Integrated Care System (ICS):

5.9.1 Not applicable.

**6. List of appendices referred to**

6.1 Appendix A – Pricing Schedule 2023

**7. Background papers used to compile this report**

7.1 Licence of Community Building at Solihull Ice Rink Hobs Moat Road Solihull

7.2 Lease relating to Solihull Ice Rink Hobs Moat Road Solihull

**8. List of Other Relevant Documents**

8.1 As above.