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**Our Ref:** CM/JW101212



Kieran Timmins Deputy Chief Executive  
Merseyside Fire and Rescue Authority  
Fire Service HQ  
Bridle Road  
Bootle  
L30 4YD

Date: 10<sup>th</sup> December 2012

Dear Kieran

### **Toxteth Firefit and Myplace Centre – ‘Subject to Contract’**

Thank you for attending the meeting on Tuesday 4<sup>th</sup> December to discuss the issues relating to the Toxteth Firefit and Myplace Centre which both parties are keen to resolve including the lease and LCC in kind contributions.

### **Proposed Lease**

I can confirm that the City Council is prepared to offer the MFRA a short-term single lease for the ‘whole site’ encompassing the Myplace funded elements, external areas and operational fire station for a maximum period up to and including 31<sup>st</sup> March 2013. As the proposed lease is less than 6 months it will not be required to be contracted out of the Landlord and Tenant Act 1954. Please note therefore that the long term lease needs to be concluded on or before the 31 March 2013. As discussed at the meeting the City Council will not include any indemnity provisions for the Myplace grant within this short-term lease. Therefore the risk of grant clawback shall remain with the Council pending finalising negotiations on a single 99 year lease which we would hope to conclude with MFRA early in the New Year.

This proposal is subject to the City Council receiving written confirmation from MFRA that;

- (i) MFRA officers have delegated authority to enter into a short-term lease arrangement with the Council prior to the MFRA Board meeting on 15<sup>th</sup> January 2013.
- (ii) The arrangements for the setting of the Social Enterprise Company (SEC) are sufficiently detailed in order to provide the Council with a degree of comfort that a timeline for the implementation of the SEC is evidenced.

Subject to approval this short-term lease shall allow the MFRA to occupy the site with effect from 13<sup>th</sup> December 2012.



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**LCC In-Kind Services**

It was highlighted very clearly that the City Council has not agreed any cash contribution to support the project but rather value-in-kind services. LCC would provide a number of key leisure personnel (centre manager, supervisor, attendants, sports development staff) who would be seconded from January 2013 to 31 March 2013 to assist with day to day operational aspects of the Myplace and to provide and or assist with staff training etc. In addition, a dedicated youth worker would be placed in the centre to coordinate activity and would receive additional support from youth service staff assigned to the area as necessary. This offer has a cash value of circa £200k and would be available for the remainder of the current financial year i.e. 31/3/13 pending the current review of the Sport and Outdoor Recreation Service.

**Telecommunications Mast Income**

Currently, the City Council has an agreement with T-Mobile for the provision of a telecoms mast on the site which realises £5,750 per annum to the Service however we are aware that the MFRA would seek to have this income transferred to the SEC. Therefore I can confirm that the Council is prepared under the proposed 99 year lease to include the T-Mobile mast land within the lease demise to the MFRA, so the income would come to MFRA. .


**Social Enterprise Company (SEC)**

With regard to representation on the SEC, I can confirm that the City Council would wish to be represented at officer level. I would re-iterate that the City Council will require evidence of a detailed timeline for the implementation of the SEC, the Memorandum of Understanding and Articles of Association in advance of formal sign up.

I trust that we have set out above what we agreed at our meeting and given you sufficient assurances that will enable you to enter into a short-term lease. I would hope that it would also enable you to report back with further confidence to the MFRA board in January in respect of the long lease for the whole site.

As agreed in our meeting both parties would set out their intentions in moving this forward. Therefore I look forward to receiving your written response as soon as possible so that we can proceed with preparing the short term lease.

Yours sincerely



Colleen Martin  
Assistant Director Supporting Communities