

North Tyneside Council

Report to Cabinet

Date: 11 June 2012

ITEM 7(d)

Title: New Sports Pavilion
– Foxhunters Playing
Fields

Portfolio(s): Community and Regulatory Services	Cabinet Member(s): Councillor George Westwater
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Report from Directorate: Community Services

Report Author: Paul Gowans, Head of Cultural and Customer Services (Tel: (0191) 643 7401)
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Wards affected: Cullercoats, Collingwood, Monkseaton South

PART 1

1.1 Purpose:

The purpose of the report is for Cabinet to receive up to date information on the proposals for a new sports pavilion at Foxhunters Playing Fields and to consider the financial implication of supporting the scheme.

1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) Accept the offer of grant from the Football Foundation and authorise the Head of Cultural and Customer Services, in consultation with the Strategic Director of Finance and Resources and the Head of Legal, Governance and Commercial Services, to agree the terms and conditions of the grant award, finalise the grant agreement and deal with any other matter arising therefrom;
- (2) Acknowledge the implications arising from the Council's financial contribution to the scheme and agree to recommend to Council that the project be endorsed and moved from the capital reserve list to the main Capital Plan; and
- (3) Agree to refer the matter to Council for endorsement of the scheme and agreement to the associated financial implications including approval to borrow £1.087m, and for agreement to move the project from the capital reserve list to the main Capital Plan.

1.3 Forward Plan:

This report appears on the Forward Plan for the period 1st June to 30th September 2012.

1.4 Council Plan and Policy Framework

This report relates to Priority 1 item 9 in the Council Strategic Plan 2012-2015.

1.5 Information:

1.5.1 Background

Foxhunters Playing Fields are the Borough's single biggest playing field area. In 2005 the changing facilities at the site were condemned and demolished. Since then there have been no appropriate changing facilities at this site with teams using metal cabins for changing and shelter. Since that time Council officers have been seeking alternative, permanent facilities for the site.

Following the successful opening of East Palmersville Pavilion in November 2010 officers from Cultural and Customer Services were asked to consider the options and feasibility of providing a similar facility for Foxhunters Playing Fields. Subsequently, on completion of the feasibility study, a report was provided to the Major Projects Group in August 2011 who included the scheme on the Capital Plan reserve list pending a submission to the Football Foundation for grant funding and an associated planning application.

1.5.2 The Proposals

The proposed new facilities include a sports pavilion with six changing rooms, officials' changing rooms, a first aid room, a large community room, a kitchen, office and meeting rooms, toilets and storage. Additionally, externally, a large all weather pitch and a newly drained grass pitch with a spectator rail would be provided as well as car parking facilities. A drawing of the scheme is attached as **Appendix 1**. The facility specifications are in line with Football Association guidelines and have been approved by the Football Foundation.

1.5.3 The Football Partner

The proposed football partner for this project is Whitley Bay Football Club (Whitley Bay FC) which is one of the largest football clubs in the Borough. Officers from Cultural and Customer Services have been in dialogue with Whitley Bay FC for a number of years in relation to helping the club develop their facilities and in particular seeking a suitable site for all of the Club's current 23 junior teams.

The proposal would address the issue, as well as providing high quality facilities and a base for its successful senior ladies team and senior reserve team. It should be noted that Whitley Bay FC is committed to using the facilities for sports other than football, as well as other youth and community activities.

If the facility is built it is proposed that it would be leased to Whitley Bay FC on a long term basis. As part of the bid to the Football Foundation Whitley Bay FC has submitted a business plan which indicates that there would be no additional revenue implication for the Council arising from the management and operation of the facility. Whitley Bay FC has also agreed to contribute £50,000 towards the capital cost of the scheme.

The Council has previously helped other clubs across the Borough establish similar facilities, for example, Killingworth Young Peoples Club, Wallsend Boys Club at Bigges Main, Forest Hall Juniors at East Palmersville and Wideopen Juniors at Lockey Park. Support is also currently being given to Wallsend Rugby Club to help them establish a new permanent base and improved facilities.

1.5.4 Planning

Planning permission for the scheme was granted on 17th January 2012. As a consequence of the planning conditions the provision of a light controlled pedestrian crossing on North Preston Road is required. It is estimated that this will cost in the region of £80,000. The crossing must be in place prior to the completion of the project.

1.5.5 The Funding Partners

As well as the £50,000 committed to the scheme by Whitley Bay FC, a bid to the Football Foundation for £350,000 was submitted in December 2011. Approval for this bid was given by the Football Foundation panel on 25th April 2012 and final approval and ratification of the bid is expected at a meeting of the Football Foundation board on 23rd May 2012. An offer from the Football Foundation is expected shortly after this date. Over and above this, officers from Cultural and Customer Services will continue to explore other options for external funding prior to the completion of the project.

1.5.6 The Cost

A cost of £1,407,000 has been agreed with Kier North Tyneside for the development of the pavilion and associated facilities. In addition, it is anticipated that a new light controlled crossing will cost in the region of £80,000 giving a total cost of £1,487,000. External funding from Whitley Bay FC (£50,000) and The Football Foundation (£350,000) therefore leaves a balance of £1,087,000 to be funded from the Council's Capital Plan. If further external funding were secured the cost to the Council would reduce proportionately.

1.5.7 The Timescales

As indicated in 1.5.5 above, a positive decision from the Football Foundation is expected on or after 23rd May, hence the need to bring this report to this meeting of Cabinet. Should Cabinet, and subsequently Council, agree to the scheme it is hoped that the project can start in August 2012 with an approximate 38 week building programme, which would enable major structural work to take place during favourable weather, with internal fit out and finishes taking place over the winter when the building would be wind and weather proof.

1.6 **Decision options:**

The following decision options are available for consideration by Cabinet:

Option 1

(1) To support the development of a new sports pavilion and associated facilities at Foxhunters Playing Fields and that a recommendation is made to Council to agree to the scheme being moved from the Capital Plan reserve list on to the main Capital Plan and the additional borrowing of £1.087m.

(2) To accept the grant of £350,000 from the Football Foundation.

Option 2

Not to support the development of a new sports pavilion and associated facilities and to decline the offer of £350,000 of funding for the scheme from the Football Foundation.

Option 1 is the recommended option.

1.7 Reasons for recommended option:

Option 1 is recommended for the following reasons:

Foxhunters Playing Fields is the Borough's biggest single playing field area. There have been no proper changing rooms at this site since 2005. This project will provide state of the art changing and community facilities and provide a base for Whitley Bay FC Juniors and other teams. In addition to football this facility will provide a flexible space for wider community and youth activities. Similar schemes have been successful in other areas of the Borough.

1.8 Appendices:

Appendix: Plan of the proposed development.

1.9 Contact officers:

Paul Youlden, Senior Manager for Sport and Leisure. Tel: (0191) 6437430.
Alison Campbell, Financial Business Manager. Tel: (0191) 6437038.

1.10 Background information:

- (1) Grant of planning permission dated 17th January 2012.
- (2) Bid to the Football Foundation including Business Plan and letter of commitment by Whitley Bay FC.
- (3) Final Tender summary from Kier North Tyneside.
- (4) Report to Major Projects Group August 2011.
- (5) 2012-15 Service and Spending Review process capital business case for Foxhunters Pavilion.

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

Given the proposed start date of August 2012 and build time of 38 weeks it is likely that borrowing would be profiled towards the end of the year. However, assuming an average 6 months borrowing for the total contract value, the maximum interest charge would be £0.027m in 2012-13. In 2013-14 the full year's interest charge of £0.054m would apply and from 2014/15 an additional amount would also be required each year for the Minimum Revenue Provision (MRP), taking the total annual revenue charge for the scheme to £0.079m.

As this project is not currently included in the capital budget for 2012-13 additional unsupported borrowing of £1.087m is required to fund it. To the extent that the interest cannot be covered by any possible slippage in-year of projects within the capital programme, the interest charge for 2012/13 would need to be found from the Strategic Reserve. Prudential Indicators including the Capital Financing Requirement (CFR) would

need to be amended to reflect the increased borrowing. The additional budget requirements for future years would be built into the Council's Strategic Plan and Budget process for 2013-15.

2.2 Legal

There are no legal implications directly arising from this report. The grant conditions will be approved and the agreement finalised in consultation with the Head of Legal, Governance and Commercial Services.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

There has been consultation with and briefings to the Council's Major Projects Group as well as the Council's Highways and Planning teams.

2.3.2 External Consultation/Engagement

There has been ongoing engagement with Whitley Bay FC, Northumberland FA, Sport England and The Football Foundation.

2.4 Human rights

There are no human rights implications directly arising from this report.

2.5 Equalities and diversity

There are no equality and diversity implications arising from this report.

2.6 Risk management

There are no relevant risk management implications arising from this report.

2.7 Crime and disorder

There are no relevant crime and disorder implications arising from this report.

2.8 Environment and sustainability

There are no implications relating to environment and sustainability directly arising from this report.

PART 3 - SIGN OFF

- Chief Executive X
- Strategic Director(s) X
- Mayor/Cabinet Member(s) X
- Chief Finance Officer X
- Monitoring Officer X
- Strategic Manager for Policy and Partnerships X

