

North Tyneside Council Report to Cabinet 9 June 2014

ITEM 7(j)

Lockey Park – New
Artificial Grass Pitch and
Car Parking

Portfolio: Leisure, Culture and
Tourism

Cabinet Member: Cllr Eddie Darke

Report from Service Area: Environment and Leisure

Responsible Officer: Phil Scott – Head of Environment and Leisure Tel: (0191) 643 7295

Wards affected: Weetslade

PART 1

1.1 Purpose:

The purpose of the report is to seek Cabinet's approval to accept the offer of a grant of £99,000 from the Football Foundation to contribute towards the provision of a new Artificial Grass Pitch (AGP), improved car parking and grass pitch improvements at Lockey Park in Wideopen. The report also seeks Cabinet's approval to proceed with the scheme to improve the facilities as described and as required under an existing section 106 agreement for new sports facilities in Wideopen.

1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) authorise the Head of Environment and Leisure in consultation with the Head of Law and Governance and the Cabinet Member for Leisure, Culture and Tourism to accept the offer of the grant of £99,000 from the Football Foundation and to deal with any matters arising from the terms and conditions of the grant offer; and
- (2) authorise the Head of Environment and Leisure to proceed with the development of a new AGP, additional car parking and grass pitch improvements at Lockey Park, Wideopen.

1.3 Forward Plan:

28 days notice of the report has been given and it first appeared on the Forward Plan that was published on 12th May 2014.

1.4 Council Plan and Policy Framework

This report relates to the following themes/programmes/projects in the Our North Tyneside Plan:

- 1) Our People will be supported to have healthier and longer lives.

1.5 Information:

1.5.1 Background

In February 2011, a section 106 agreement between the Authority and Bellway Homes Ltd, in respect of a new housing development in Wideopen, allocated £210,000 for sports facilities. The agreement set out that this allocation must be spent on new drainage for existing pitches and for sports facilities at Lockey Park and/or alternative sport facilities that the Authority considered necessary to serve any demand arising from the development.

1.5.2 In addition Bellway Homes Ltd also granted the Authority an additional £64,000 for car parking improvements at Lockey Park.

1.5.3 A consultation exercise with the local community and ward councillors was subsequently carried out and it was agreed that the sports contribution would be spent on the provision of a new AGP which would link to the existing sports pavilion which is used by Wideopen Juniors FC who currently have 18 teams. This is made up of both boys and girls teams with ages ranging from eight to sixteen. There is also an adult team and an under twenty one team.

1.5.4 The need for the APG is identified in the Authority's Playing Pitch Strategy.

1.5.5 Additionally the agreed proposals included an additional 22 car parking spaces and improved drainage to the grass pitches.

1.5.6 Further consultation was carried out with the Football Association who encouraged a joint application with Wideopen Juniors FC for match funding from the Football Foundation to help enable the project.

1.5.7 A joint bid to the Football Foundation was subsequently submitted and on 8 May 2014 the Service received notice £99,000 had been granted towards a 33m x 43m AGP. Wideopen Juniors FC is the football partner for this application and grant offer.

The offer of grant from the Football Foundation must be accepted before 3 July 2014.

1.5.8 Planning approval for the scheme was granted on 26 July 2013.

1.5.9 The construction partner for the proposals is Kier North Tyneside. A guaranteed maximum price of £320,000 has been agreed for the AGP and car parking elements of the project.

1.5.10 Financial Breakdown:

The breakdown of the financing of the proposed project can be summarised as following:

Grant from Football Foundation	£99,000
Section 106 agreement	£210,000
Additional contribution from Bellway Homes Ltd	£64,000
Total capital contributions	£373,000

Costs of AGP and car parking	£320,000
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This leaves £53,000 which is initially being set aside as contingency and then subsequently for grass pitch improvements in 2015/16.

There is no requirement for the Authority to directly fund any of these proposals through a capital contribution.

1.5.11 Management of Facilities

Once the new facilities are constructed it is proposed that the resident football club at the sports pavilion (Wideopen Juniors FC) will adopt them and the lease that currently exists between the club and the Authority will be varied to include them. As such there will be no revenue implications for the Authority.

1.5.12 Benefits

In general terms, this facility will mean that the football club members will not need to travel as far as they currently do to take part in training sessions. Reducing the existing outgoings relating to training at other venues will also have a positive impact on the clubs finances and this will help sustain the maintenance and management of the new facilities. The AGP facility will also be available for hire to the local community.

The need for an AGP in this area of the Borough is also identified in the Authority's Playing Pitch Strategy.

There are currently 36 car park spaces at the site. The proposed extension of 22 extra spaces will accommodate the increased demand arising from the new AGP and help alleviate existing problems with parking in this area.

The proposed work to the grass pitches will improve drainage and will increase their carrying capacity allowing more activity to take place.

1.5.13 Timescales

Should Cabinet give approval it is anticipated that the project will begin in the summer of 2014 and it will take approximately four months to complete. The improvements to the existing grass pitches will begin in early summer 2015 and will be completed in time for the new football season starting in late summer 2015.

1.5.14 Layout

An appendix to the report shows the layout of the proposal.

1.6 **Decision options:**

The following decision options are available for consideration by Cabinet:

Option 1

To accept the grant of £99,000 from the Football Foundation and to proceed with the project as described in section 1.5 of this report.

Option 2

To refuse the grant of £99,000 from the Football Foundation and not to proceed with the project as described in section 1.5 of this report.

Option 1 is the recommended option.

1.7 **Reasons for recommended option:**

Option 1 is recommended for the following reasons:

If the grant from the Football Foundation is not accepted then it is unlikely that an APG can be funded at the site. The benefits of the scheme as explained in 1.5.10 of this report will not be realised.

1.8 Appendices:

Appendix: Layout plan of proposals.

1.9 Contact officers:

Paul Youlden, Senior Manager – Sport & Leisure, Tel (0191) 643 7430

Lindsay Reid, Group Manager – Outdoor Sport & Leisure & Sports Development, Tel (0191) 643 7433

1.10 Background information:

The background papers/information used in the compilation of this report are exempt from publication

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

There are no capital or revenue implications for the Authority arising from this report, other than the requirement to include the project in the 2014-18 Investment Plan.

2.2 Legal

There are terms and conditions included in the grant offer from the Football Foundation. These are standard conditions and have been successfully dealt with on previous occasions. As such it is recommended that the terms and conditions of the grant offer are dealt with by the Head of Environment and Leisure in consultation with the Head of Law and Governance.

2.3 Consultation/Community Engagement

2.3.1 Internal Consultation

Consultation with ward councillors has been ongoing since 2011. They have been fully engaged in the process and support the proposals as set out.

Consultation with the cabinet member has been ongoing since June 2013. The cabinet member is supportive of the proposals as set out.

2.3.2 External Consultation/Engagement

Consultation has been ongoing with Wideopen Juniors FC since 2011. They are the partner applicant for the grant from the Football Foundation and as such are supportive of the proposals.

Consultation has been ongoing with Northumberland FA who support the proposals.

A consultation event for the local community took place in September 2012. The feedback from the event showed support for the proposals.

2.4 Human Rights

There are no human right implications arising from this report.

2.5 Equalities and Diversity

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

2.6 Risk Management

An operational risk assessment has taken place.

There is a risk that the cost of the project will exceed the available budget. This has been mitigated by obtaining a Guaranteed Maximum Price from Kier North Tyneside. The GMP does not allow for the risk of contaminated land or drainage diversions. It is thought that this risk is low. This could be mitigated by the use of contingencies set aside (£53,000) which if not required, will subsequently be used for the grass pitch drainage scheme.

There is a risk that the football club do not agree to “adopt” the facility as part of an extension to their current lease. This risk has been mitigated by on-going dialogue with the club who are also the partner applicants for the Football Foundation Grant.

There is a risk that in the future the club may fold which would result in the facility falling back under the Authorities control. This is mitigated by the fact that a business plan had to be developed by the football club and approved by the Football Foundation and the Football Association. Additionally, the service is confident that another community based football club would want to take on the management of the facilities, should the current club cease to exist.

2.7 Crime and Disorder

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

2.8 Environment and Sustainability

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

PART 3 - SIGN OFF

- Deputy Chief Executive
- Mayor/Cabinet Member(s)
- Chief Finance Officer
- Monitoring Officer
- Strategic Manager – Strategic Services

