

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No.

meeting date: 17th OCTOBER 2017
title: ROEFIELD FOOTBALL PROJECT
submitted by: DIRECTOR OF COMMUNITY SERVICES
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1 PURPOSE

- 1.1 To provide an update on a proposal from Clitheroe Wolves Football Club (CWFC) and the Lancaster Foundation (LF) to work in partnership with Council to develop a football specific facility at Roefield Playing Pitches, and to seek approval in principle for the proposed arrangements.
- 1.2 Relevance to the Council's ambitions and priorities
- Community Objectives – To sustain a strong and prosperous Ribble Valley
 - Corporate Priorities - To help make people's lives safer and healthier
 - Other Considerations – To develop, with relevant partners, measures to support the visitor economy

2 BACKGROUND

- 2.1 At the last Community Committee members considered a report on the proposal by CWFC and the LF to develop an indoor football facility and support the building of a full size 3G synthetic surface at Roefield. This would also require a successful application for match grant funding from the Football Foundation (FF)
- 2.2 Members agreed in principle that the proposal should be developed (Minute ref 176, 1&2 29/08/17).
- 2.3 Since that committee, meetings have taken place with the all the parties involved and a more detailed picture of the proposal has now emerged.
- 2.4 Members will recall the current scheme proposed is to build an indoor facility which would provide a space of 60x40m to play football/rugby etc. that would be operated and managed by CWFC and the LF. The land being leased, subject to Committee approval, to them for the purpose.
- 2.5 Sitting alongside the indoor facility, would be an outdoor full size (106x71m) floodlit artificial pitch (probably 8 lighting columns c15m high)

3 ISSUES

- 3.1 Sport England have been approached to gain confirmation they would not seek clawback of the funding granted to improve the existing 3G surface which would need to be removed and replaced by the new pitch. Informally this appears to present no problem, however the Council awaits this to be confirmed in writing.

- 3.2 In order to meet the safeguarding guidance for changing rooms there would need to be some alterations to the Councils' existing pavilion, the option of a new modular building erected alongside the pitch has been discounted due to cost. Without changing rooms the FF would not be able to help fund the new pitch. The changing rooms need to be self-contained, i.e. to contain both shower and toilet provision. Currently the 11 changing rooms have a block of showers and toilets which serve all the changing rooms. Consultation with the FF on the options for such alterations has determined that this is possible without compromising the pavilions' use for the outdoor pitches.
- 3.3 The outline cost for the project currently to build the outdoor pitch (£650k) and amend the changing rooms (£150k) would be £800,000, ex Vat. The costs for the outdoor pitch are based on Football Foundation 'industry average' costs and the costs of the amendments to the changing rooms are latest internal estimates based on the work that is needed. As such both of these are not based on any firm costings and therefore a contingency of 10% is suggested. The investigation works referred to below at paragraph 3.8 may mitigate the need for this sum, but this is not known at this stage.
- 3.4 The FF will consider a bid for grant funding for this element of the project, if approved the LF has indicated their willingness to provide the other funding for the outdoor pitch and changing rooms. The actual split between the two funders may not be equal, as the FF could be asked for a higher sum than the LF, the maximum sum the FF can fund is £500k. Although they have acknowledged that such an award is the exception. The LF will fully fund the indoor facility, as this is not eligible for FF funding.
- 3.5 A lease has been drawn up for the LF and CWFC to consider, giving them possession of the land for a period of 21 years. The annual rent would be £4,500 reviewable every 5 years, this sum would be payable within 6 months of occupying the building. As the LF and CWFC are likely to create a separate charitable company to operate the indoor facility they would be eligible for 80% discretionary business rate relief on it.
- 3.6 The Council would be required as landowner to be the client for the outdoor pitch project and will have to submit the bid to the FF. Also because the drawdown of funding is retrospective, provision within the Councils' budget will be required to ensure that this is funded.
- 3.7 A legal agreement will have to be entered into with the FF if a successful bid is achieved, similarly one will be required with the LF for their funding.
- 3.8 To progress the scheme a request has been made to the LF for £12,000, to cover the initial funding to pay for the pre site investigation works required by the FF. That sum (c£3,000) is at the risk of the applicant until the scheme has been considered and hopefully approved by the FF. So too is the next phase, (£9,000) which involves the preparation of designs and tenders and the submission for planning approval. Only after this work has been undertaken can a bid to the FF be made.
- 3.9 On the existing site where the new artificial pitch would be located is an existing artificial cricket wicket. That will need to be relocated as part of the scheme. It is used for junior training and matches up to the age of 11 and can be accommodated within the remaining space on the site between reconfigured grass pitches. This would be an approximate further cost of £11,500. This can be incorporated into the scheme and is eligible for funding from the FF.

4 FINANCIAL IMPLICATIONS

- 4.1 A breakdown of the estimated capital scheme costs of the scheme (after pre-site investigation works) is given below. The Council would be expected to project manage the outdoor pitch scheme, which would require time being devoted to it by Council officers.

Scheme Element	£
Outdoor Pitch <i>Football Foundation 'industry average' costs</i>	650,000
Amending the Existing Changing Rooms <i>Latest internal estimates based on the work that is needed</i>	150,000
Relocate the Existing Artificial Cricket Wicket <i>Quote received</i>	11,500
Shock Pad to Extend the Life by up to twice as long (Optional)	50,000
10% Contingency	86,150
Officer Time <i>Based on one officer – 18 days</i>	3,100
Potential Scheme Cost	950,750

- 4.2 The proposal is for a pitch without a shock pad underneath the surface. This is not a FF requirement, however the installation of a pad at around £50k, when the surface is laid, means that the life of the playing surface can be extended for up to twice as long. It also means that it makes the surface better suited for rugby practice which adds to the strength of the business plan. The additional £50k is shown in the table above as an optional additional cost
- 4.3 Should the cost of the scheme once tendered be in excess of the estimate above, a request would need to be made to the FF and LF for extra funding. If this were not forthcoming the Council would need to determine if the scheme proceeded and how that shortfall would be funded.
- 4.4 Should costs of the scheme increase once work has been started, due to unforeseen circumstances such as on ground works, then it is anticipated that this would be met from the contingency that has been allowed for, and which would be included in any application for funding.
- 4.5 If the Council as proposed, own and operate that facility, if the surface was used intensively throughout the year a capital sum of between £300,000 – £450,000 (2017 estimate) would be needed to cover the refurbishment, depending on the state of the surface, lighting etc. This is very much a worst case scenario and it is anticipated that day time use as with most artificial surfaces would be limited to some casual and school use, with the majority of play taking place from late afternoon through into the evening and at weekends.
- 4.6 As operator there would be revenue costs for the operation of the full size pitch, these would be expected to be offset by the income generated from the pitch. The Football Foundation publish an indication of likely running costs, however these will vary from facility to facility. The table below provides the Football Foundation **indicative** costs.

Potential Revenue Cost	Year 1 £	Year 2 £	Year 3 £	Year 4 £	Year 5 £
Annual Maintenance		4,500	4,640	4,770	4,920
Cleaning	1,500	1,550	1,590	1,640	1,690
Equipment Replacement		2,000	2,060	2,120	2,190
Pitch Testing/Inspection				2,500	
Day to Day Maintenance	2,500	2,580	2,650	2,730	2,810
Flood lamp Replacement		180	180	180	2,600
Flood lamp Maintenance		800	800	800	800
Flood lamp Utilities	7,200	7,420	7,640	7,870	8,100
Potential Annual Revenue Costs	11,200	19,030	19,560	22,610	23,110

4.7 Income from the current outdoor facility is budgeted at just less than £30k per annum. The existing facility is approximately a third/half the size of the proposed new facility (playing space). It must be highlighted that we do not have any proposed charging structure for the new facility at this point in time.

5 NEXT STEPS

5.1 There are a number of further steps to be undertaken with regard to costings, funding agreements and application processes

- To determine how the outdoor football pitch and changing rooms will be delivered including detailed costings
- To determine and draft the appropriate legal and funding agreements required with the Lancaster Foundation
- To determine the application process with the Football Foundation for the outdoor pitch and changing facilities.

6 RISK ASSESSMENT

6.1 The approval of this report may have the following implications

- Resources – The Council has no current capital plan proposal to invest in upgrading the tennis court surface or the existing changing rooms and the proposal for an indoor facility and a full size pitch is substantially beyond the scope of the current capital programme. Therefore the provision of external funding offers a tremendous opportunity to enhance the recreational offer for the community in the Borough. Should a bid to the FF be unsuccessful, there is no plan to proceed with the full size pitch scheme.

A sum of £31,000 is currently in the 2018/19 capital programme for the replacement of the current artificial pitch lighting. At some point in the future, depending upon general wear and tear, but likely to be around 8-10 years of use, the outdoor pitch surface of the new proposed 3G area, will require replacement, possibly with other areas such as fencing, lighting etc.

Approval of the scheme would require an addition to the capital programme of £950,750 and would be subject to securing external funding. It is suggested that a reference to Policy and Finance committee be made after the next meeting of this committee, subject to the 'next steps' detailed at section 5.

- Technical, Environmental and Legal – An agreement would need to be reached with CWFC on what they would pay for using the outdoor facility if built, a draft lease has been drawn up. Both the indoor and outdoor facilities would be subject to the normal planning application process. Both elements of the site – being that developed by Clitheroe Wolves FC as a scheme and the Ribble Valley outdoor pitch/changing rooms scheme will be written in to any agreement to ensure that they are **not** mutually exclusive.
- Reputation – The capital investment being proposed is substantial, albeit with some risk to the Council. Although both the FF and LF are proposed as the funding sources, if a shortfall developed and neither was willing to provide the necessary finance, the Council could be left with no alternative but to fund the sum needed or risk losing the scheme. The requirements of the FF mean that there has to be at least one preferably 2 founding clubs, CWFC would be one and another has to be agreed.
- Equality and Diversity – The proposed facilities would extend the opportunities for all sections of the community to participate in sport, with surfaces which would be unaffected by all but the most extreme weather.

7 RECOMMENDED THAT COMMITTEE

- 7.1 Approves the project proposed in principle as amended, subject to entering in to the appropriate funding and legal agreements with the Lancaster Foundation and subject to a successful application to the Football Foundation for match funding for the outdoor pitch and changing rooms.
- 7.2 Requests officers to bring a report to the next committee setting out details of the scheme together with timescales and the agreements that are proposed.

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