

Hambleton District Council

Report To: Chief Executive

Date: 2 June 2020

Subject: **Sowerby Sports Village**

Portfolio Holder: Leisure
Councillor Mrs B S Fortune

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 The purpose of this report is to recommend the approach to be taken to enable the continued delivery of the Sowerby Sports Village.
- 1.2 The Cabinet reports of 7 November 2017 and 6 November 2018 highlighted the background to the project and gave approval to progress with phases 1 and 2. Phase 1 (land remediation; drainage; allotments; small car park; fitness trail and landscaping) and Phase 2 (development of grass pitches within the perimeter of the fitness trail) were completed by Spring 2019. A 12 month maintenance period followed which will end on 31 May 2020. The allotments were transferred to Sowerby Parish Council to operate in Autumn 2019.
- 1.3 The Section 106 Agreement for Sowerby Gateway supplied the land as well as a £1.5 million contribution to develop the site. These funds have been used to progress Phases 1 and 2 along with £628,462 of European Regional Development Fund money.
- 1.4 The vision for the completed site is shown in the master plan (Appendix 1) which incorporates a full size all-weather 3G pitch, changing facilities, additional grass pitches, car parking and other infrastructural amenities. The aspiration is that the Sports Village, along with the facilities at Thirsk School and Sixth Form College and the Keeble Academy Primary School, provide a hub for sport and recreation for all sectors of the community in the area.
- 1.5 Table 1 below provides a summary of the building and development phases for the scheme, the outcomes for each phase and the approximate timescales which are subject to change as they will be determined by external funding availability:

Table 1

Phase	Building and Development details	Outcome	Approximate Timescale/Update
1	Land remediation, sustainable drainage, allotments, small car park, fitness trail and soft landscaping	Improved health through access to public open space for informal sport and recreation	Completed 31/03/2020

Phase	Building and Development details	Outcome	Approximate Timescale/Update
2	Grass pitches (8 within the boundary of the fitness trail).	Improved health through access to formal sport and recreation.	Completed 31/03/2020
3	Access road and turning circle, temporary car park and footpath provision	Vehicular and pedestrian access to the site to service grass pitches	July 2020 – subject to funding
4	3G artificial pitch, changing provision, permanent car parking, pathways and utilities. Potential social facilities	Improved health through access to public open space for formal sport and recreation	In continued liaison with sports governing bodies. Approx 2021/22
5	3 grass pitches, further flood lighting, and smaller scale projects to be determined	Improved health through access to public open space for formal sport and recreation	In continued liaison with sports governing bodies. Approx 2022/23

- 1.6 The broad sporting nature of this project and its reliance upon external funding means that other considerations can arise during delivery of the site as funding opportunities or partner priorities change. Such an opportunity has arisen following liaison with the Department of Education who are currently constructing a new primary school adjacent to the site and alongside the proposed vehicular entrance to the sports village. During the planning process for the school concerns regarding car parking provision and the use of buses were raised. By working in partnership with the Department of Education a scheme has been designed for the access road into the sports village that benefits both the school and the sports village and can be delivered in time for the start of the 2020/21 academic year. As a result of this work the Department of Education has agreed to contribute £68,717 towards the £326,074 costs of constructing the road. The timely delivery of this road is subject to the necessary legal agreements between parties.
- 1.7 This would deliver the major element of Phase 3 creating the main vehicular and pedestrian access to the west of the site and improving access to the new primary school. It is also proposed that temporary car parking arrangements are put in place within the main car park area to assist access to the site for users. This will help enable training opportunities for the local clubs and the use of grass pitches for match day football. A temporary footpath to the grassed pitches would also be required.
- 1.8 Phase 4 aims to turn the remainder of the site from informal open space into formalised leisure provision. This is an expensive phase with external funders only providing grants if the pitches are serviced by suitable infrastructure such as changing rooms and car parking. Similarly the income generated by a pavilion equipped with bar and social facilities would be beneficial if the site is to attract a viable community operator. The provision of potential external grants for this phase is most likely to come from the key sport's National Governing Bodies (NGB's), however the commitment and scale of their contribution is by no means certain.

Should significant funds be made available, co-ordination of these across NGB's would need to take place. It is feasible that, once the Council knows of the position with external funding, the delivery of elements of phase 4 may need to be sequenced at different times. External funding will also be the major determinant of phase 5 and, again, flexibility will be needed in order to optimise funding opportunities.

1.9 Community Access

- 1.10 The provision of a floodlit 3g artificial pitch in phase 4 is the keystone of the sports village. Until this is achieved it is proposed that community access is given to the facilities provided within phases 1 and 2 as follows:

	Site Facilities	Who	When
1	Allotments and adjacent car park	Sowerby Parish Council (allotments)	Completed
2a	Fitness trail	Thirsk Harriers	April 2020
2b		General public	April 2020
3a	Grass pitches within boundary of fitness trail	Thirsk Falcons Football Club	Summer 2020
3b		Thirsk Rugby Union FC	Summer 2020
3c		General public	April 2020

- 1.11 The Covid-19 pandemic allowed the opportunity to open the site earlier than scheduled for informal physical exercise. This has been positively received by the community. Continued discussions are needed with the local sports clubs to progress this matter. The management and operational responsibilities for the site will continue to lie with the Council including those for grounds maintenance, insurance policies and overall site supervision. Future successful operation will only be feasible with the co-operation and contribution of the clubs, including some income from hire payments, and agreements with them will be required.
- 1.12 Once these operational agreements are established exact clarity on the financial implications will follow but it is proposed that a budget of £25,000 is provided for 2020/21. In order to deliver phase 3 of the scheme an additional capital sum of £61,000 is requested. It is proposed that future decisions on community access and operational matters are delegated to the Director of Leisure and Communities in consultation with the Portfolio Holder for and Leader.
- 1.13 Operations will be kept under review and overall site governance and management, including the future 3g pitch, changing and other facilities, will require consideration as the project progresses.

2.0 Link to Council Priorities

- 2.1 The sports village is a key component part of the Sowerby Gateway scheme in enhancing the quality of lives of the residents of the locality, as well as within the wider Thirsk area. This project will make a significant contribution to the 'Enhancing Health and Wellbeing' and 'Providing a Special Place to Live' priorities and has been identified as a key project in the Council Plan 2019-23.

2.2 Outcomes from the project will include an increase in the number of people participating in physical activity, formal and informal, which will contribute to improved health and wellbeing, as well as a reduction in health threatening conditions.

3.0 Risk Assessment

3.1 Risks in approving the recommendations:

Risk	Implications	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
Following the use of all eligible Section 106 funds, the Council will be reliant upon external funding and its own funds to complete the facility	The full project is not delivered or it takes longer than planned to deliver	4	3	12	Ensure continued, positive liaison with sport NGB's and consideration of other funding streams	2	3	6

3.2 The key risks in not approving the recommendations:

Risk	Implications	Gross Prob	Gross Imp	Gross Total	Preventative actions	Net Prob	Net Imp	Net Total
The access road is not constructed	Reputational damage with partners; failure to support the Department of Education in meeting its Planning conditions and a lack of cohesive project delivery	4	3	12	Use the funding as outlined and ensure the appropriate contractual agreements are in place with the Department of Education	1	1	1
Temporary on site car parking isn't provided but the site is opened to public	The misuse or overuse of on street parking by users of the village	4	3	12	Provide temporary car parking and open up access to the public	2	2	4

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

4.0 Financial Implications

4.1 Overall the revenue effects of the project will be as follows:

Revenue Effects	2020/21 £	2021/22 £	2022/23 £
Maintenance & site supervision	30,000	0	0
Financed by: Hambleton District Council Income	25,000 5,000	0	0
	<u>25,000</u>	<u>0</u>	<u>0</u>

4.2 In terms of capital expenditure provision has been made for expenditure on the construction of the vehicular and pedestrian access road, landscaping and temporary car park and paths:

Capital Expenditure	2020/21 £	2021/22 £	2022/23 £
Construction costs of road and landscaping	311,074	0	0
Professional fees	15,000	0	0
Temporary car park and paths	80,000	0	0
Furnishings, fix & fittings	10,000	0	0
Total expenditure	<u>416,074</u>	<u>0</u>	<u>0</u>
Financed by:			
Department of Education	68,717	0	0
Section 106	286,357	0	0
Hambleton District Council	61,000	0	0
Total	<u>£416,074</u>	<u>0</u>	<u>0</u>

4.3 Costs related to phases 4 and 5 are not yet known.

5.0 Legal Implications

5.1 There is an extensive range of issues with this project that will have legal implications. At this stage these include:

- (i) Advice and guidance to ensure that the terms and conditions of the Section 106 agreement are adhered to.
- (ii) Advice, guidance and support to ensure that Council procurement policies and procurement regulations are adhered to.
- (iii) Advice and guidance to ensure all planning conditions in the Reserved Matters application ref 14/01945/REM are met and duly discharged.

- (iv) Advice, guidance and support to ensure the Deed of Grant is in place to ensure that all the external funding terms and conditions are attainable and met.
- (v) Advice and guidance related to land ownership to ensure all legal requirements are adhered to.

6.0 Equality/Diversity Issues

6.1 Equality and diversity issues have been considered and an Equality Impact Assessment has been completed to ensure that the facility will be fully inclusive for all sections of the community regardless of their protected characteristic.

7.0 Health and Safety Issues

7.1 There are health and safety issues related to the works being undertaken to develop the site. All of these are detailed within the contract management documents and managed by the project manager.

8.0 Recommendations

8.1 That the Chief Executive, under his delegated authority, approves:

- (1) the phased approach and delivery of the scheme as detailed within the report;
- (2) the additional capital expenditure of £61,000 from the Capital Fund to add to the previously allocated Section 106 funds and the access road contribution provided by the Department of Education, in order to deliver Phase 3 of the project;
- (3) that community access is provided to clubs and the public as highlighted within the report and that future decisions on community access and operational matters are delegated to the Director of Leisure & Communities in consultation with the Portfolio Holder for Leisure and Leader, and
- (4) an operational budget of £25,000 for 2020/21 only.

Steven Lister
Director of Leisure and Communities

Background papers: Sports Facility Strategy; Playing Pitch Strategy; Open Space Plan; Cabinet Report 7 November 2017 Sowerby Sports Village; Cabinet Report 6 November 2018.

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