

## **Hambleton District Council**

**Report To:** Cabinet

**Date:** 7 December 2021

**Subject:** **Sowerby Sports Village**

**Portfolio Holder:** Leisure  
Councillor P R Thompson

**Wards Affected:** All Wards

---

### **1.0 Purpose and Background**

- 1.1 The purpose of this report is to provide an update on the Sowerby Sports Village development and to present options for delivering Phase 4 to construct a 3G artificial pitch with changing room provision and ancillary works including installation of services (water and electricity), hard and soft landscaping, external lighting and fixture and fittings.
- 1.2 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, will provide a hub for sport and recreation for all sectors of the community in the area.
- 1.3 Table 1 below provides a summary of the key phases of the project, the outcomes for each phase and the approximate timescales which are subject to change as they will be determined by 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	
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	Completed 31/07/2020	

Phase	Building and Development details	Outcome	Approximate Timescale/Update	
4	3G artificial pitch, changing provision installation of services, hard and soft landscaping, external lighting and fixture and fittings	Improved health through access to public open space for formal sport and recreation	Projected to be completed by Summer/Autumn 2022	
5	3 grass pitches, further flood lighting, and smaller scale projects to be determined. Potential development/extension of on-site facilities.	Improved health through access to public open space for formal sport and recreation	In continued liaison with sports governing bodies. 2023+	

- 1.4 In addition to these phases a dog friendly area is currently under construction to provide a safe space for people to walk their dogs in order to alleviate conflict between dogs and sports activities on the grass pitches. These works also include a fencing scheme to the north-west entrance to provide additional security and protection to residents whose properties face this part of the site. A piece of public art ('Colin the Caterpillar') has also been installed adjacent to the path down to the fitness track which is made up of painted pebbles that the community created during the first lock down in 2020.
- 1.5 The Council has recently secured £511,912 from the Football Foundation (FF) towards the cost of the 3G artificial pitch as detailed in Phase 4. The terms and conditions of this award have been considered by officers and are recommended to Cabinet for acceptance. A condition of this funding is that the 3G facility incorporates a minimum of 2 changing rooms and 2 official's rooms. Completion of this phase also requires hard and soft landscaping works for additional car parking, footways and emergency access, external lighting and storage, and fixture and fittings.
- 1.6 The Council, throughout the development of this project, has continued to consult with local sports clubs (Thirsk Falcons, Thirsk Rugby Club, Thirsk Hockey Club and Thirsk and Sowerby Harriers). All four clubs have continued to develop and grow over the years and in addition to changing provision they have identified a preference for social space, plus a viewing platform for the 3G and the full-size grass rugby pitch, which, due to its location (ex-landfill site) is in an elevated position to that of the 3G and changing facility. There is a preference for a modular approach so that the initial changing facility can be developed to meet these requirements over time.
- 1.7 The Council has explored options (see Appendix 2 that shows the styles of these options) to incorporate changing provision into Phase 4, which are presented below in Table 2. The overall costs are based upon tenders, although some elements within the costings remain approximate. Appendix 3 includes a drawing of Option 2.

Table 2

Option	Type	Benefits	Challenges	Cost
1	Modular build using refurbished containers	Meets the minimum FF requirements	Poor design and unlikely to meet the current and future needs of the sports clubs based	£180,000
2	Modular building using 5 portacabin units clad in timber	Meets the minimum FF requirements and provides a small social space / kitchenette for club use. Modular so could be extended in the future.	Although modular the option doesn't meet the extended social/ancillary functions that some would like.	£460,000

1.8 In summary Option 1 is of insufficient quality to meet service needs. Option 2 meets the Football Foundation requirements and is of a modular nature so that it can be extended and developed over time. This option meets our needs now and is deliverable within the proposed timescale.

1.9 In addition to the 3G pitch and changing facilities, Phase 4 requires some infrastructural works which include additional car parking space (loose stone/gravel), footways from the car park to the pitches (tarmac), emergency access route to the pitches (grass-crete), soft landscaping, provision of services, lighting, outdoor storage and fixtures and fittings. All of these elements are essential in order to provide an acceptable standard of service for visitors using the amenities. Phase 4 represents a £1.6m capital scheme that will deliver a keystone for the overall sports village, providing a top quality 3G pitch, infrastructure for the site and modular changing facilities that can be developed as time 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 The key risk in not approving any option is shown below:-

Table 3

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
No option is approved and changing facilities are not provided	£512k fund will need to be returned to the FF and a major cornerstone of the Sowerby SV is not delivered, resulting in reputational damage to HDC and a lost opportunity to improve the health and well-being of residents	5	4	20	An option is chosen and delivered	1	1	1

3.2 The key risk in approving Option 2 is shown below:-

Table 4

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
Option 2 is limited in its scope and scale	Whilst the option meets the terms of the FF funding agreement, it is relatively modest. Its modular nature enables it to be expanded over time	4	3	12	Ensure that Option 2 is modular allowing future development of the facilities, potentially as part of Phase 5	4	2	8

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

#### 4.0 Financial Implications

4.1 The financial implications for constructing the 3G and changing provision for each option and the other Phase 4 works is set out below:

Table 5

Capital Expenditure	Option 1 £	Option 2 £
Construction of 3G pitch and services	786,912	786,912
Construction of changing rooms	180,000	460,000
Other ancillary works	355,000	355,000
Professional fees	15,660	15,660
Total cost	<u>1,337,572</u>	<u>1,617,572</u>
Financed by:		
Football Foundation (for 3G only)	511,912	511,912
Section 106	95,000	95,000
Community Infrastructure Levy (CIL)	660,000	660,000
Total funding in place	<u>1,266,912</u>	<u>1,266,912</u>
Shortfall	<u>70,660</u>	<u>350,660</u>

4.2 At present the annual revenue budget is £25,000. Further work is required on detailed revenue implications but at this stage it is estimated that the full year equivalent operating cost for the whole site will be £50,000 for Option 1 and £65,000 for Option 2.

## **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 agreements, Community Infrastructure Levy and FF grant award 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 Recommendations**

7.1 Cabinet approves and recommends to Council that:

- (1) the Football Foundation grant award of £511,912 is accepted;
- (2) the construction of the 3g pitch, the changing rooms and the associated works and fees (referred to as Option 2) are approved and financed as highlighted in Table 5, and
- (3) the revenue costs are increased by £40,000 from 2022/23.

Steven Lister  
Director of Leisure and Communities

**Background papers:** None  
**Author ref:** LW  
**Contact:** Lisa Wilson  
Service Manager (Communities), Tel: 01609 767149