



**Service Delivery
Committee**

**Tuesday, 07
September 2021**

**Matter for
Information and
Decision**

Report Title: Sports Facilities Update (September 2021)

Report Author(s): Andrew Dingley (Community & Wellbeing Manager)

Purpose of Report:	To inform and update Members on the expenditure to date of Section 106 12/00313/FUL - Station Road former South Leicestershire College site and the proposed future expenditure so that a decision to proceed can be made.
Report Summary:	The report provides Members with a plan for the proposed future expenditure to improve the borough's sporting facilities.
Recommendation(s):	A. That the content of the report be noted; and B. That Members provide Officers with direction as to how this matter proceeds.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Anne Court (Chief Executive Officer / Head of Paid Service) (0116) 257 2602 anne.court1@oadby-wigston.gov.uk</p> <p>David Gill (Head of Law & Democracy / Monitoring Officer) (0116) 257 2626 david.gill@oadby-wigston.gov.uk</p> <p>Andrew Dingley (Community & Wellbeing Manager) (0116) 257 2651 andrew.dingley@oadby-wigston.gov.uk</p>
Corporate Objectives:	<p>Building, Protecting and Empowering Communities (CO1) Growing the Borough Economically (CO2) Providing Excellent Services (CO3)</p>
Vision and Values:	<p>Accountability (V1) Respect (V2) Teamwork (V3) Customer Focus (V5)</p>
Report Implications:-	
Legal:	There are no implications directly arising from this report.
Financial:	The financial implications are set out within the report.
Corporate Risk Management:	<p>Key Supplier / Partnership Failure (CR2) Reputation Damage (CR4) Effective Utilisation of Assets / Buildings (CR5) Failure to Respond to a Significant Incident (CR7) Organisational / Transformational Change (CR8)</p>
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable

Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	Section 106 12/00313/FUL - Station Road, former South Leicestershire College site
Appendices:	None.

1. Background

- 1.1 On 13 June 2013 Jelson Limited (as "the Developer"), South Leicestershire College (as "the Owner"), Oadby and Wigston Borough Council and Leicestershire County Council entered into an agreement under section 106 of the Town and Country Planning Act 1990 to secure certain planning benefits associated with the development of land at Station Road in Wigston.
- 1.2 A single one off financial contribution payable by the Owner to the Borough Council in accordance with the provisions of clause 3.1.5 of the agreement towards the provision and enhancement of sports facilities in the Borough of Oadby and Wigston being no more than £400,000.00 - £446,646 following indexation.
- 1.3 It was notable that the clause relating to the contribution was drafted in very wide terms, the plain words of which allow those monies to be applied to the provision or enhancement of any sports facilities anywhere in the Borough.
- 1.4 It was decided to split this s106 funding between a proposed Pitch Improvement Programme (PIP) to be delivered internally and Private Sports Facilities Grants (SFG).

2. Expenditure to Date

- 2.1 There have been difficulties in delivering the PIP internally and therefore alternatives to utilising this funding have been in discussion. The SFG have had some successful applications (shown in Table 1 below) but these have been limited so this funding remains largely intact- £436,219.

Organisation	Project	Amount
Wigston Tennis Club	Both courts were refurbished with the fund covering one of the courts.	£2,500
Leicester Golf Centre	Works to be carried out to improve the drainage on the driving range.	£2,500
Oadby Wyggestonian Rugby Football Club	Erection of fencing around pitches.	£1,650
South Leicester RFC	Improvements to change rooms.	£3,777
TOTAL EXPENDITURE		£10,427

3. Proposed Future Expenditure

3.1 Following the development of the 3G pitch at Beauchamp College, the Economic Regeneration Team established a very good relationship with Leicestershire Football Association (FA) and the Football Foundation. Officers have worked with them on the development of a new Football Facilities Plan which sets out the FA's capital investment strategy over the next six years and includes a new small-sided 3G pitch facility in South Wigston. Officers have also been working with them on the development of how to support the FA's pitch improvement programme which comes with a dowry of significant external funding, as well as new goal posts and sockets. This has led to the development of a number of proposals.

3.2 Goalposts and Ground Sockets:

3.2.1 A large proportion of the goalposts and ground sockets within the Borough are either of a poor standard or do not meet FA safety standards. The Football Foundation contribution towards new goalposts and ground sockets is 75%. There are eight adult pitches, and four mini pitches across the borough, excluding Coombe Park. Oadby Owls who play at Coombe Park have advised they do not require goalposts and ground sockets. Therefore, it is proposed that the Council uses some of the aforementioned s106 funding towards purchasing new goalposts and ground sockets for all remaining football pitches across the Borough (see Table 2 below).

Pro Quick Release Football Goal Package	Cost	Amount
8 x Adult Goals 24ft x 8ft	£717.25 per package	£5,738
4 x Mini Soccer Goals 12ft x 6ft 7v7 or 5v5	£472.50 per package	£1,890
12 x Flip Top locking Sockets	£150.00 – this price is per set of 4 sockets	£1,800
Carriage		£200
Football Foundation Contribution	75%	£7,221
OWBC Contributions s106 Funding	(excl. VAT)	£2,407
TOTAL	(excl. VAT)	£9,628

3.3 **Pitch Improvement Programme:**

- 3.3.1 The Economic Regeneration Team have been working with the FA to assess the quality of the pitches in the Borough and to develop recommendations on how to improve them. The FA grade pitches from elite (1) to inadequate (5). Reports carried out showed that the standard of these playing surfaces is lower basic (4b) and it was suggested that the Council investigate the FA Pitch Improvement Programme. This fund is a six year programme that improves the playing surfaces and provides match funding from the Football Foundation.
- 3.3.2 To improve the quality of all the pitches in the Borough excluding Coombe Park it is recommended that Oadby and Wigston Borough Council (OWBC) works with the FA, the Football Foundation, Alliance League, Oadby Owls and Leicester City Football Club to access this larger funding. This scenario would see the FA overseeing the arrangements, with the Alliance League being the applicant and in charge of the management, OWBC and the Football Foundation providing the funding and Leicester City Football Club being the contractor. Over the six years the total would be £129,000 with an £86,000 grant (incl VAT) provided by the Football Foundation, therefore requiring an outlay of only a third (£43,000) by OWBC. At the time of writing this report an agreement in principle is in the process of being finalised.
- 3.3.3 In 2019, Oadby Owls signed an agreement with the FA, the Football Foundation and an alternative supplier to improve the pitches at Coombe Park and were awarded a grant of £49,616 over the six years with total project cost of £74,424. It is recommended that in addition to providing the £43,000 to cover all the sports pitches in the Borough except Coombe Park, OWBC support Oadby Owls and fund the £24,808 over the remaining five years of the contract.
- 3.3.4 This would be a total outlay of £67,808 by the Council from the s106 funding for £203,424 worth of ground maintenance over a six year period.
- ### 3.4 **Cricket Facilities:**
- 3.4.1 There is a need to bring up to a good standard the cricket pitch at Uplands Park as well as developing the cricket facilities.

3.4.2 To improve the existing cricket facilities and potentially encourage greater local participation in cricket it is proposed that investment into new non-turf cricket practice pitches with netting is carried out at Uplands Park. This would be at an investment of £40,000 from the s106 fund and see the development of a twin bay facility next to the pavilion which in addition to adding value to the existing cricket offer would potentially reduce the impact on the match pitches, thus requiring less investment in future years.

3.5 **3G Football Facility:**

3.5.1 Economic Regeneration has been working with the FA, Football Foundation, North Warwickshire and South Leicestershire College (NWSLC) and South Wigston High School to consider the development of a small-sided 3G football facility in South Wigston. To note, a small sided facility would be a 5v5 or 7v7 pitch.

3.5.2 The key issue with delivery is that OWBC do not have the revenue to be able to continue maintaining such a pitch and so would need to partner up with another organisation similar to the 3G pitch in Oadby with Beauchamp College. NWSLC have been involved in meaningful discussions and are willing to work with the Council in principle to explore this opportunity further. At the time of writing this report an agreement in principle is in the process of being signed. Clearly, this will be a slightly different model to Beauchamp in that the pitch would be on Council land (Blaby Road Park), so a leasing arrangement would be required but the net impact would be that NWSLC would open up their park facing facilities which includes gym and café to the community.

3.5.3 If this project can be delivered it would greatly enhance the facilities available at the park, including the potential for the college gym, cafe and toilets to be made available for park users, whilst also supporting the college to deliver their sporting and community curriculum courses. There are also advantages to delivering other benefits including social prescribing programmes to support the health inequality issue, including walking football opportunities, etc. and also wider projects looking at the benefits of sport and reduction in anti-social behaviour by working with the College.

3.5.4 Pricing will depend on final specification but similar projects would provide guide costs of £180,000 (FA and Durasport). The Football Foundation potentially provide funding up to 65% so this would mean that the Council's contribution could be £63,000 from the s106 funding.

3.6 **New Maintenance Equipment:**

3.6.1 There is a need for new maintenance equipment to maintain the existing standard of the sports facilities within the Borough and to improve them as proposed (see Table 3 below). There is an opportunity to source some match funding (75%) through the Football Foundation for part of this spend, therefore a total outlay of £15,000 from the s106 funding by the Council for £30,000 worth of equipment.

3.7 Recently a few other projects have been brought to the Council's attention and therefore require greater investigation;

3.7.1 An extension to the pavilion at Willow Park. There have been early discussions between Officers, Wigston Willow FC and the FA. This extension was in the FA Football Facilities Plan so could attract external funding from the Football Foundation either at 65% or through the small grants fund (dependant on final plans) and could potentially open up the toilet facilities at the park on a match day.

3.7.2 Improvement of the tennis courts at Ellis Park and Willow Park. There have been initial conversations with the Lawn Tennis Association to improve the quality and use of tennis facilities in the Borough and this could attract up to 50% match funding from the LTA. There are a couple of options (see Table 4 below), with the cost of a court clean and paint priced at £2,250 per court while resurfacing would cost £11,000 per court.

Site	Ellis Park (3 courts)	Willow Park (2 courts)	LTA Funding	OWBC Contributions s106 Funding	Total Projected Spend
Court clean and paint	£6,750	£4,500	£5,625	£5,625	£11,250
Resurfacing	£33,000	£22,000	£27,500	£27,500	£55,000

- 3.7.3 Improvements to the existing skate parks and additional facilities for parkour and bmx at Blaby Road Park and Willow Park, initial discussions have estimated a cost of £100,000-£170,000 would provide an small (150m²- 500m²) concrete skate park which will typically feature ramps, bowls and street obstacles for 5-20 users at any one time.
- 3.8 There is a deadline on this S106 funding of December 2021, with a remaining budget (see Table 5 below), therefore it is recommended that future decisions be made by SLT and the Leader.

Project	External Contributions (Grants)	OWBC Contributions s106 Funding	Total Project Spend
Goalposts and Ground Sockets.	£7,221	£2,407	£9,628
Pitch Improvement Programme	£135,616	£67,808	£203,424
Cricket Facilities (new non-turf cricket practices pitches)	£0	£40,000	£40,000
3G Football Facility	£117,000	£63,000	£180,000
New Maintenance Equipment	£15,000	£15,000	£30,000
Extension to the pavilion at Willow Park	£50,000	£80,000	£130,000
Improvement to existing tennis courts at Ellis Park and Willow Park	£27,500	£27,500	£55,000
Improvements to the existing skate parks and additional facilities for parkour and bmx at Blaby Road Park and Willow Park	£0	£140,000	£140,000
Total	£352,337.00	£435,715.00	£788,052.00