



**Service Delivery
Committee**

**Tuesday, 30
November 2021**

Matter for Decision

Report Title: Sports Facilities Update (November 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 a decision be made about tennis provision in the borough (as set out in 3.5.2); and C. That a list of projects (as set out at Appendix 1) to be progressed be decided upon.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	David Gill (Head of Law & Democracy / Monitoring Officer) (0116) 257 2626 david.gill@oadby-wigston.gov.uk Andrew Dingley (Community & Wellbeing Manager) (0116) 257 2651 andrew.dingley@oadby-wigston.gov.uk
Corporate Objectives:	Building, Protecting and Empowering Communities (CO1) Growing the Borough Economically (CO2) Providing Excellent Services (CO3)
Vision and Values:	Accountability (V1) Respect (V2) Teamwork (V3) Customer Focus (V5)
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:	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)
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.
Deputy Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	Section 106 12/00313/FUL - Station Road, former South Leicestershire College site
Appendices:	1. Section 106 Contributions Summary

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 The terms included 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 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 (confirmed by Finance on the 17/11/2021).

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 Rugby Football Club	Improvements to changing rooms	£3,777
TOTAL EXPENDITURE		£10,427

2.2 There have been difficulties in delivering the PIP internally due to staffing capacity and externally (as previously noted at the Service Delivery Committee on the 7 September 2021) therefore alternatives to utilising this funding have been investigated.

3. Proposed Future Expenditure

3.1 On the 16 March 2021 at the Policy, Finance and Development Committee, the committee unanimously resolved that:

- (i) The list of potential open space, sport and recreation infrastructure projects be agreed;
- (ii) The priority locations be designated as Uplands Park, Willow Park and Blaby Road Park, and the three town centres; and
- (iii) The projects be progressed in accordance with the Council's Capital Programme process.

3.2 This report focuses on a number of these projects in the priority location designated.

3.3 Borough Wide

3.3.1 Football - A considerable 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).

(Continued overleaf)

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

3.3.2 Pitch Improvement - There is a need for new maintenance equipment (tractor and mower) to maintain the existing standard of the sports pitches within the Borough and to improve them. 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.

3.4 Blaby Road Park

3.4.1 To ensure that the park is constantly evolving and continues to provide a much-needed service to its community, by providing opportunities to participate in sport, leisure, and exercise to improve people's health and wellbeing, the following project is proposed:

3.4.2 Football: The Council 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.

3.4.3 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. 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.

3.4.4 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.

3.4.5 Pricing will depend on final specification, but similar projects would provide guide costs of £200,000 (FA and Durasport). The Football Foundation potentially provide funding up to 65% so this would mean that the Council's contribution could be £70,000 from the s106 funding.

3.5 Uplands Park

3.5.1 The potential exists for the park to become more of a Sports Hub, through the development of new and improvement of existing sport facilities providing greater opportunities for people to partake in sport, leisure and exercise thereby improving their health and wellbeing. Therefore, the following projects are proposed:

3.5.2 Tennis: At Ellis Park, there are three life expired tennis hard courts that are no longer fit for purpose and there is an opportunity to build three new, fit for purpose tennis hard courts and potentially a netball or basketball court, at Uplands Park (proposed site shown below). The council has received a quote of £145,000 for three tennis courts with floodlighting at an additional £40,000. There may be potential for external funding but initial discussions with the Lawn Tennis Association (LTA) have suggested this may be difficult.



An alternative option to the proposed new tennis court build at Uplands Park would be to use a multiple site approach and split the 3 courts, so there would be one court at Peace Memorial Park and two courts at Willow Park. Both sites have the basic infrastructure in place, Peace Memorial Park having one existing court and a Multi-Use Games Area (MUGA), previously having had two courts at this site in the past, while Willow Park have two life expired tennis hard courts that are no longer fit for purpose. There would also be potential for 100% funding from the LTA for this option. While these two sites are not necessary in Oadby, Oadby and Wigston is a small borough with an area of only just over 9 square miles

so there is only an additional 1.2- and 0.7-miles greater distance between these sites and Ellis Park compared with Uplands Park to Ellis Park.

- 3.5.3 Cricket: There is a need to bring up to a good standard the cricket pitch at Uplands Park as well as developing the cricket facilities. Therefore, it is proposed that investment into new non-turf cricket practice pitches with netting is carried out at Uplands Park. This would improve the existing cricket facilities and potentially encourage greater local participation in cricket. This would be at an investment of £40,000 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 pitch improvement / maintenance in future years.
- 3.5.4 Changing Facilities / Pavilion: The aforementioned projects could potentially turn the park into a Sports Hub, with new sports facilities being built and the existing sport facilities being improved. In addition, with the increased sports provision at Uplands Park it is proposed that the changing facilities / pavilion are upgraded. The approximate sum of capital investment that would be needed to upgrade the sports facilities and provide a high-quality changing facility is believed to be in the region of £50,000-£60,000.
- 3.5.5 Recently the council have been approached by an organisation who are proposing a cricket project which would entail the club exclusively leasing all of the park sports and pavilion infrastructure for cricket. Should this happen (which is a condition of the proposal), there will be no scope for any other community activities or additional infrastructure on the park. We are currently awaiting a response to a request for more details of the proposal.

3.6 Willow Park

- 3.6.1 There are a number of facilities in need of repair or upgrading at Willow Park and this gives the Council an opportunity to encourage everyone to be active by providing facilities for different types of sports and recreational activities.
- 3.6.2 Tennis: 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 100% funding from the LTA. At Willow Park, the two tennis hard courts have been unused for a number of years so there will be a resurfacing cost of £15,000 per court.
- 3.6.3 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).
- 3.6.4 Improvements to the existing skate parks and potentially additional facilities for Parkour (A non-competitive physical discipline of training to move freely over and through any terrain using only the abilities of the body, principally through running, jumping, climbing and quadrupedal movement) and BMX. Initial discussions have estimated a cost of £100,000-£170,000 would provide a small (150m²- 500m²) concrete skate park which will typically feature ramps, bowls, and street obstacles for 5-20 users at any one time. It was proposed that an element of the additional facilities (Parkour or BMX) could potentially be developed at an additional budget of £50,000.

4. Decision

- 4.1 There is a deadline on the allocation of this S106 funding of December 2021.
- 4.2 Below are two tables, providing an example of how the proposed projects listed above and their costings can be allocated moving forward. Table 3 provides a proposal that involves

the building of three new tennis courts at Uplands Park and Table 4 provides a proposal that does not involve the building of the three new tennis courts at Uplands Park.

Table 3 -New tennis courts built at Uplands Park

Project	Proposed External Contributions (Grants)	Proposed OWBC Contributions s106 Funding	Proposed Total Project Spend
Borough Wide			
Football - Goalposts and Ground Sockets	£7,221	£2,407	£9,628
Pitch Maintenance	£15,000	£15,000	£30,000
Blaby Road Park			
Football - 3G Football Facility	£130,000	£70,000	£200,000
Uplands Park			
Tennis - Building new courts	£0	£145,000	£145,000
Cricket - New non-turf cricket practices pitches	£0	£40,000	£40,000
Willow Park			
Tennis - Reopening the courts	£30,000	£0	£22,000
Skateboarding - Improvements to the existing skate park	£0	£170,000	£170,000
Total	£182,221.00	£442,407.00	£616,628.00

Table 4 - Reopening of tennis courts at Peace Memorial Park and Willow Park.

Project	Proposed External Contributions (Grants)	Proposed OWBC Contributions s106 Funding	Proposed Total Project Spend
Borough Wide			
Football - Goalposts and Ground Sockets	£7,221	£2,407	£9,628
Pitch Maintenance	£15,000	£15,000	£30,000
Blaby Road Park			
Football - 3G Football Facility	£130,000	£70,000	£200,000
Uplands Park			
Cricket - New non-turf cricket practices pitches	£0	£40,000	£40,000
Changing Facilities / Pavilion	£0	£60,000	£60,000
Willow Park			
Tennis - Reopening the courts	£30,000	£0	£22,000
Changing Facilities / Pavilion	£15,000	£15,000	£30,000
Skateboarding - Improvements to the existing skate park	£0	£170,000	£170,000
Parkour or BMX facilities	£0	£50,000	£50,000
Peace Memorial Park			
Tennis - Reopening the courts	£15,000	£0	£22,000
Total	£197,221.00	£422,407.00	£611,628.00

