



TO COUNCILLOR:

E R Barr
L A Bentley
Miss A R Bond
G A Boulter
J W Boyce
Mrs L M Broadley
F S Broadley
D M Carter (Deputy Mayor)
Mrs K M Chalk

Miss M V Chamberlain
M H Charlesworth
M L Darr
B Dave
R F Eaton
Mrs L Eaton JP
R E Fahey
D A Gamble
Mrs S Z Haq (Mayor)

J Kaufman
Mrs L Kaufman
Dr T K Khong
Mrs H E Loydall
K J Loydall JP
Mrs S B Morris
R E R Morris
R H Thakor

Dear Councillor *et al*

I hereby **SUMMON** you to attend an **EXTRAORDINARY** meeting of the **COUNCIL** to be held at the **COUNCIL OFFICES, STATION ROAD, WIGSTON** on **TUESDAY, 31 OCTOBER 2017** at **6.15 PM** for the transaction of the business set out in the Agenda below.

Yours faithfully

Council Offices
Wigston
23 October 2017

Anne Court
Chief Executive (Interim)

<u>ITEM NO.</u>	<u>AGENDA</u>	<u>PAGE NO'S</u>
1.	Calling to Order of the Meeting	
	The meeting of the Council will be called to order to receive Her Worship The Mayor and Deputy Mayor.	
2.	Apologies for Absence	
3.	Declarations of Interest	
	Members are reminded that any declaration of interest should be made having regard to the Members' Code of Conduct. In particular, Members must make clear the nature of the interest and whether it is 'pecuniary' or 'non-pecuniary'.	
4.	Horsewell Lane Pavilion and 3G Artificial Pitch	1 - 15

For more information, please contact:

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Council (Extraordinary)	Tuesday, 31 October 2017	Matter for Information and Decision
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Title: **Horsewell Lane Pavilion and 3G Artificial Pitch**

Author(s): **Adrian Thorpe (Head of Planning, Development and
Regeneration)**

1. Introduction

- 1.1. At a meeting of the Council on the 20 June 2017, Members considered a report regarding the provision of a replacement pavilion at Horsewell Lane Recreation Ground and the provision of a new 3G artificial pitch.
- 1.2. Members expressed concerns with the proposed location of a 3G pitch at South Wigston High School and, as a result, no decision was made. Members requested that Officers undertake a review of all the options and potential location for a 3G pitch, including revisiting those options that had already been considered.
- 1.3. A five member Motion on Notice regarding this matter was submitted to the Chief Executive on 22 August 2017 and was considered at the meeting of Council on 5 September 2017. Council was advised that it was the Chief Executive's intention in the exercise of his powers to call an extraordinary meeting of the Council on Tuesday, 31 October 2017 so that the contents of the Motion may be considered as was resolved.
- 1.4. Subsequently, Officers have undertaken considerable work in respect of these matters and this report sets out a proposed way forward.

2. Recommendation(s)

It is recommended that:

- 2.1. Due to the difficulties of cost, viability, ongoing management and limited support of the local and national governing bodies and the resultant risks to the Council as set out in this report, the Council does not itself progress with developing a 3G pitch.
- 2.2. The Unilateral Undertaking for a sum of £150,000 as referred to in paragraph 3.2 is reserved as match funding for a 3G pitch bid initiated by Oadby Owls Football Club as referred to in paragraph 4.7.
- 2.3. The Sports Facilities Contribution of £544,000 as referred to in paragraph 3.1 is spent on alternative sports facilities in Wigston and/or South Wigston as referred to in paragraph 5.3.
- 2.4. Of this sum, approximately £25,000 is set aside for the consultancy work to assess the options for alternative sports facilities and to provide recommendations and a costed assessment of the options.
- 2.5. To proceed with a tender to appoint a contractor for a design and build contract to deliver the new pavilion at Horsewell Lane under the Council's Contract Procedure Rules on the basis of the details set out in paragraph 6.1 to 6.5.

3. Background - Summary

- 3.1. In determining the planning application for the former South Leicestershire College site at Station Road, Wigston, Sport England as a statutory consultee required mitigation for the loss of the grass football pitch which was to be developed for new housing. Sport England identified a need for a 3G pitch and the resultant Section 106 Agreement included a Sports Facilities Contribution of £447,000 for this purpose. In addition, a capital sum of £97,000 towards play and open space provision was also included in the Section 106 Agreement which could also be spent on a 3G pitch. Legislation requires Section 106 funding to be spent 'directly related to the development'. Officers' advice is that a location only in Wigston or South Wigston meets this requirement.
- 3.2. This sum was insufficient to enable the provision of a 3G pitch which at the time Sport England advised would cost approximately £685,000. Therefore, the Council submitted a funding bid to Sport England for the shortfall which was unsuccessful. However, the Council was subsequently able to enter into a Unilateral Undertaking for a sum of £150,000 arising from an educational development at Wigston Academy. This then provided the Council with sufficient funding to deliver a 3G pitch. However, it is of note that the latest Sport England construction guidance (Sport England Facility Costs - Second Quarter 2017) indicates the cost to be closer to £900,000 although discussions with a local provider of 3G pitches would suggest that the Council's current budget could be sufficient.
- 3.3. At around the same time as consideration was being given to the development of a 3G pitch, Wigston Club for Young People contacted the Council to request support for the provision of a new building as its current facility located on Horsewell Lane Recreation Ground was in need of replacement. Given that the Council's pavilion was also in need of replacement the Council initiated some work with Wigston Club for Young People and other local stakeholders to explore the possibility of a multi-purpose facility that would provide for a range of uses. The potential to locate the 3G pitch on the same site was also explored. However, the estimated cost of a multi-purpose facility and the lack of any available funding from the other stakeholders proved prohibitive.
- 3.4. The report to Council on 20 June 2017 set out a way forward. With regard to a replacement pavilion at Horsewell Lane Recreation Ground, provision of £660,000 had been made in the Council's 2017/18 capital programme. This would fund something more akin to a like for like replacement whilst also allowing space for existing users and other organisations such as the Wigston Club for Young People. However, this project cannot progress until a decision is made in relation to the 3G artificial pitch because if this were to be located at Horsewell Lane Recreation Ground, specific enhanced provision would need to be made in the specification for the pavilion to accommodate this facility (e.g. to the changing rooms). With regard to the 3G pitch the report set out reasons why South Wigston High School would be an appropriate location.

4. 3G Pitch – Site Options Appraisal and Competitor Analysis

- 4.1. The 3G pitch site option appraisal, as requested by Members, is attached as **Appendix 1**. It concludes that the most appropriate locations for a 3G pitch remain as either Horsewell Lane Recreation Ground or South Wigston High School. The Appraisal details the advantages and disadvantages of all the sites but there are limitations and issues with both preferred locations. In summary, South Wigston High School would provide a more secure environment but availability to the community could be more restricted, particularly during school hours. Horsewell Lane Recreation Ground would enable full community access and the ability to link the 3G pitch with the replacement pavilion, however, as mentioned in paragraph 3.3, locating these two facilities at this site has

been demonstrated to be not straightforward.

- 4.2. Officers have also continued discussions with SLM (the current operator of the Council's leisure facilities and which also operates 3G pitches elsewhere in the Country) because, as set out in the report to Council on 20 June 2017, a 3G pitch would need to be operated and managed by specialists. SLM could manage the pitch under the same profit sharing operating model that applies to the other facilities it currently operates. To consider this possibility further, SLM recommended that a competitor analysis be undertaken which would complement the site options appraisal by establishing the operational viability of the 3G pitch.
- 4.3. The competitor analysis consisted of an extensive piece of work involving significant cooperation from providers of publically accessible 3G pitches within a seven mile radius of South Wigston High School resulting in a detailed set of information. Narrowing the research, of the five sites within a three mile radius of South Wigston High School, only one was at capacity with the others under capacity. Whilst it is not possible to provide details in this report of the specific information gathered for the competitor analysis because it is commercially sensitive, the analysis suggested that even if operating at or close to capacity it is questionable as to the extent to which revenue would exceeds costs.
- 4.4. In addition, officers are aware that the siting of a 3G pitch in Wigston or South Wigston does not have the support of the Football Association (FA) or the County Sports Partnership (see paragraph 4.6). As a Statutory Consultee to any planning application relating to the construction of a 3G pitch, Sport England would be guided by the advice of these organisations. Without their support there could be difficulties with achieving planning permission for a site in Wigston or South Wigston and in addition once constructed it is unlikely that the FA or County Sport Partnership would support any future funding bids in respect of the operational site.
- 4.5. The outcome of the competitor analysis demonstrates that there would be little financial incentive for a specialist operator such as SLM in operating the 3G pitch and it raises concerns over the viability of such a facility, resulting in a strong possibility that the Council would need to pay SLM to operate the facility on behalf of the Council. This would represent an ongoing revenue risk to the Council. The difficulties associated with cost, viability, ongoing management and limited support of the local and national governing bodies means that it is a risk to providing a 3G pitch within Wigston or South Wigston. For this reason it is recommended that the Council does not progress with providing a 3G pitch itself and that the Sports Facilities Contribution of £544,000 as referred to in paragraph 3.1 is spent on alternative sports facilities in Wigston and/or South Wigston.
- 4.6. Despite the issues that the Council has identified through the options appraisal and competitor analysis the current position of Sport England and the Football Association is that there remains a need for a 3G pitch in the Borough. The FA was not keen on the development of a 3G pitch in Wigston or South Wigston - its preference on initial consultation is at Beauchamp College in Oadby. Whilst it is not firm on this being its favourite, it is understood that it would prefer a site in Oadby to support the very successful Oadby Owls Football Club, which runs over 30 football teams.
- 4.7. For this reason it is recommended that the Unilateral Undertaking for a sum of £150,000 as referred to in paragraph 3.2 is reserved as match funding for a 3G pitch bid initiated by Oadby Owls Football Club, should a suitable site be found by them. Provision of this funding will be on the basis that the Borough Council is not responsible for the management and operation of the facility but that it is subject to an agreement

requiring a degree of community access to the 3G pitch, the details of which are to be resolved with the Council prior to the Oadby Owls Football Club's submission of a funding bid.

5. Options for Improving Sports Facilities in the Borough

- 5.1. The Council's Playing Pitch Strategy has identified the need for improvements to the Council's own grass pitches and the enhancement of other privately owned sporting facilities within the Borough. The Playing Pitch Strategy has identified that improvements to the pitches at Horsewell Lane is required and in addition that there is demand for junior and mini pitches for football development but there is limited supply of these within the Borough.
- 5.2. There is the option to use the Sports Facilities Contribution to enhance the existing Council owned pitch provision and/or to support bids to improve facilities from privately owned clubs who have a community focus, encourage wider sports participation and have a strong junior and youth coaching ethos. This would assist the delivery of the recommendations of the Playing Pitch Strategy and support the development of the widest possible range of sports in the Borough.
- 5.3. Further work should be undertaken to consider the options and costs for pitch and accommodation improvements to the Council owned sites identified within the Playing Pitch Strategy, principally, Horsewell Lane, Willow Park and Pochins Bridge. In addition to identify and develop a process by which the Council could consider bids for improvements to privately owned sports clubs within the Borough. However, there is no internal expertise within the Council to progress these aspects further and therefore it is proposed that an external leisure consultancy specialist (or specialists if one single consultant cannot provide all of the requested information) is procured to assess the options below and provide recommendations and costed assessments as follows:
 - Assessment of ground conditions and cost effective options to keep pitches playable throughout the year such as drainage or specialist turfing.
 - Cost effective pitch protection and winter enhancements, signage, bins, fencing, floodlights.
 - Mini and youth pitch development and flexibility – consideration of whether these be stand alone pitches or can grass pitches be made more flexible with options for mini and youth pitches accommodated within existing playing surface footprints.
 - Enhancements to existing or providing new supporting facilities such as changing rooms, to accommodate a higher volume of matches.
 - Consider options on other suitable Council owned facilities.
 - To propose a methodology for assessing and allocating bids for sports provision related S106 funds from privately owned clubs who wish to enhance their facilities.
- 5.4. As these assessments will require a variety of investigatory work, including subsoil surveys of several sites, it is recommended that approximately £25,000 is set aside for the consultancy work, although a procurement process will establish the actual cost of this work.
- 5.5. If some of the work is required at either Pochins Bridge or Horsewell Lane then a further £270,000 is available from S106 contributions for sports provision and accommodation arising from the following developments;
 - £120,000 – Section 106 relating to residential development at Kirkdale Road, South Wigston for resident accessible sports provision and/or accommodation at Pochins Bridge.

- £149,592 – Section 106 relating to residential development at Meadow Hill, Wigston for resident accessible sports provision and/or accommodation at Pochins Bridge or Horsewell Lane.

The full range of S106 funding available to support the enhancement of sporting facilities in the Borough is summarised in **Appendix 2**.

6. Horsewell Lane Pavilion

- 6.1. If Members agree not to progress with siting a 3G pitch at Horsewell Lane Recreation Ground, the Council is now able to progress with the procurement process for the construction of a new pavilion. It is proposed that this will be on a design and build basis, the contractor to be procured under the Council's Contract Procedure Rules.
- 6.2. The Council has already prepared indicative designs of the layout of the new pavilion which take into account its potential use by Little Fishes Playschool (the existing main user of the pavilion) and potential use by Wigston Club for Young People, thus providing an opportunity for the club to move out of its existing premises. In order to enable use by Little Fishes Playschool the design will need to accord with Ofsted requirements (e.g. provision of separate toilet facilities for children).
- 6.3. The indicative designs have been prepared to allow flexibility in the use of space such that it would be flexible enough to be able to be hired by the wider community for a variety of purposes. A large community room will be suitable for the use of Little Fishes Playschool until early afternoon and then by Wigston Club for Young People from late afternoon onwards along with a smaller community room. Two separate spaces would allow for a range of youth club activities to take place. The new pavilion would also include changing facilities, showers and storage to enhance the use of the outdoor sports pitches. The proposed accommodation is set out below:
 - Large community space – 73m²
 - Community kitchen – 6m²
 - Small community space - 30m²
 - Changing rooms and sports storage - 98m²
 - Toilets, with separate children's facilities - 23m²
 - Internal storage including pram and chair store – 32.1m²

Whilst the full specification will not be agreed until the design phase is completed following recruitment of a contractor, it is envisaged that as many energy and water saving facilities will be incorporated into the design as budget allows.

- 6.4. Officers will continue discussions with the existing users of Horsewell Lane pavilion, mainly Little Fishes Playschool, and also with Wigston Club for Young People, regarding their potential use of the new pavilion. In particular, officers will aim to ensure that appropriate agreements are in place to secure their use of the new facility and therefore preserve and possibly enhance the rental income to the Council to support the revenue running costs of the pavilion. Members should be aware however that this report does not recommend having such agreements in place prior to the tendering process or that the replacement of the pavilion is dependent upon such agreements being in place. As a result of this there is a risk to the Council in terms of financing the revenue costs of the pavilion once constructed and operational.
- 6.5. Whilst the timeframe for the re-development of the pavilion can only be determined once a contractor is procured to design and construct the new building an in principle timeframe with key milestones is set out below:

- Project commencement – November 17
- Design and Build Contractor Procurement – Awarded end January 18
- Submit Planning Application – End April 18
- Planning Permission Granted – End June 18
- Construction contract awarded – End August 18
- Estimated start on site – November 18

Background Documents:

- Report entitled 'Proposed 3G Pitch in South Wigston, Horsewell Lane Pavilion, Wigston and Other Leisure Facilities' to Council on 20 June 2017
- Sport England Facilities Costs 2nd Quarter 2017
- 3G Pitch Competitor Analysis

Appendix 1 - 3G Pitch Options Appraisal

Appendix 2 - S106 Sports Provision Contributions

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Implications Horsewell Lane Pavilion and 3G Artificial Pitch	
Finance Chris Raymakers (Head of Finance and Revenues and Benefits)	<p>The financial implications are detailed in the body of this report with Appendix 2 providing a summary of the S106 contributions which support the match funding for the 3G pitch and for the improvements to sports facilities within the Borough.</p>
Legal Dave Gill (Deputy Monitoring Officer)	<p>Some of the legal implications are detailed in the body of the report. There would need to be agreement between the Council and Oadby Owls football club in respect of the proposed £150,000 match funding for a 3G pitch bid. The form of this agreement is to be determined. Supply contracts would also be required between the Council and the design and build contractor for the replacement pavilion and also the external Leisure Consultant. The form of these agreements would be derived from the Council's Contract Procedure Rules.</p>
Corporate Risk(s) (CR) Adrian Thorpe (Head of Planning, Development and Regeneration)	<p><input checked="" type="checkbox"/> Decreasing Financial Resources (CR1)</p> <p>The availability of S106 funding provides opportunities to invest in Council facilities which would not be available within current budget constraints. Other financial risks are detailed in the body of the report.</p> <p><input checked="" type="checkbox"/> Effective Utilisation of Assets/Buildings (CR5)</p> <p>The existing pavilion has reached the end of its useful economic life and only health and safety related repairs are being undertaken to it. In addition the land upon which the building used by the Wigston Club for Young People is owned by the Council although no formal lease is currently in place. The re-development of the pavilion will mitigate the risk of users occupying buildings which have reached the end of their useful economic life. All reasonable endeavours should be used to encourage the Wigston Club for Young People to vacate their existing premises and move to the new Pavilion.</p> <p><input checked="" type="checkbox"/> Economy/Regeneration (CR9)</p> <p>Investment in new and existing facilities drives forward regeneration and the new construction project may provide local employment opportunities.</p>
Corporate Priorities (CP) Adrian Thorpe (Head of Planning, Development and Regeneration)	<p><input checked="" type="checkbox"/> An Inclusive and Engaged Borough (CP1)</p> <p>The development of a new pavilion will provide a new community facility to replace one which has not been widely accessible.</p> <p><input checked="" type="checkbox"/> Balanced Economic Development (CP3)</p> <p>The report proposes investment in facilities both public and private across the borough.</p> <p><input checked="" type="checkbox"/> Green & Safe Places (CP4)</p> <p>Improvements to leisure facilities will enhance the provision of public open space.</p>

	<input checked="" type="checkbox"/> Wellbeing for All (CP5) Improved sports facilities offer opportunities for greater participation in sport.
Vision & Values (V)	<input checked="" type="checkbox"/> "A Strong Borough Together" (Vision) Enhancement of sports facilities and encouragement of wider participation in sport
Adrian Thorpe (Head of Planning, Development and Regeneration)	<input checked="" type="checkbox"/> Innovation (V4) The potential to develop a process for accepting bids from privately owned sports clubs for S106 funds is a new and innovative concept.
	<input checked="" type="checkbox"/> Customer Focus (V5) Improvement of leisure facilities, offering greater choice for residents.
Equalities & Equality Assessment(s) (EA)	There are no equalities implications.
Adrian Thorpe (Head of Planning, Development and Regeneration)	<input checked="" type="checkbox"/> Not Applicable (EA)

Appendix 1 – 3G Pitch Options Appraisal

Introduction

At Council on the 20 June 2017 Members asked that a review of the options and potential location for a 3G pitch site, in the widest possible sense, including those that have already been considered, such as the Horsewell Lane site be undertaken. All options for the location of a 3G pitch will need to meet the requirements of both Sports England and the relevant S106 agreement.

When considering locations, not only does the pitch size have to be considered but also the run-off requirement around its edge. Accordingly an analysis of potential sites, their advantages and disadvantages has been prepared and the sites are outlined below.

Sites Considered

South Wigston High School

Advantages

- The school grounds have plenty of space in which to locate the facility, well related to the school buildings and the adjacent Parklands Primary School and well away from residential premises
- The pitch can be sited next to the indoor sports facility and therefore have easy access to its existing changing and shower facilities
- The school has plenty of onsite car parking and opens up the large hard surface playground for parking, when necessary, for large events
- Mix of both indoor (sports hall) and outdoor pitches would enable the development of a high quality facility
- Good walking access for local community
- Would provide opportunities in an area of deprivation and in a location of low sport participation
- The school is keen to have a 3G pitch because more children at the school want to participate in sport than they have facilities for and the school could utilise the facility on weekdays
- The school has an aspiration to open its sports and leisure facilities more widely to the surrounding community and is working with Leicester, Leicestershire and Rutland Sport to achieve this
- The school would like to offer increased sports facilities for not only its pupils but their parents and the wider community to promote a healthy lifestyle
- The management arrangement for the facility could potentially be established through the Council's leisure contractor SLM

Disadvantages

- A legal agreement would be required to be drawn up between the Council and the school to enable the following:
 - that the pitch is available during evenings, weekends and in school holidays for the local community and local sporting groups in accordance with the Council's wishes
 - that a 'sinking' fund for future maintenance and repair of the facility is set up
 - the potential profit share arrangement to establish the level of the profit that the borough council would receive from the lettings of the facility
 - Management costs and who would be responsible for this
- The management model of the current sports hall is poor

- The possible need to reconfigure the layout of existing recreational activities. The school will need to make a decision as to whether they want to lose this amount of grassed area
- The need to extend the changing and shower facilities in the existing sports hall
- Lack of use of facilities by outside organisations during school operating hours and should they be used during these hours safeguarding arrangements would need to be put in place

Wigston Academy's Site

Advantages

- It could be sited adjacent to the railway line and away from housing
- The school has onsite car parking
- Potential to use existing changing and shower facilities
- The management arrangement for the facility could possibly be established through the Council's leisure contractor SLM. However the college has a current successful business model

Disadvantages

- Section 106 money has been paid as part of the future development of the site, to enable a 3G pitch to be sited elsewhere due to land constraints on this site
- It already has an All Weather pitch albeit not a 3G pitch
- Siting a 3G pitch here could comprise the other recreational facilities on the site
- A legal agreement would be required to be drawn up between the Council and the Academy as specified above for the South Wigston High School
- Lack of use of facilities by outside organisations during school operating hours and should they be used during these hours safeguarding arrangements would need to be put in place

Blaby Road Park

Advantages

- There is an existing Council owned pavilion with changing and shower facilities, albeit limited
- Good walking access for the local community
- Potential for arrangement with South Leicestershire College for it to use this pitch and potential for it to expand its sport courses offer, manage bookings and to contribute to ongoing maintenance, although an agreement would be needed similar to that specified above for the South Wigston High School

Disadvantages

- Siting a 3G pitch here would leave the park with very little open space and no cricket area. It would mean also that there would be no space for events such as the annual summer's Supersonic Boom
- The only area where it could fit is immediately south of the pavilion and this area of the park is in close proximity to housing
- The existing pavilion's changing and shower facilities would need to be extended
- Car parking spaces are very limited and are already inadequate when matches take place on the grass pitch
- Site security issues if there is no 'home' club to look after the pitch

Willow Park

Advantages

- There is room to site a pitch but the exact siting will be crucial because it is unlikely that the loss of the hard surface tennis court and basketball facility could be considered, although these could be incorporated to make a multi-use facility
- There is an existing very basic pavilion with changing and shower facilities, not currently fit for purpose
- There is a small car park

Disadvantages

- Site security issues if there is no 'home' club to look after the pitch
- Proximity of surrounding houses is not ideal although with careful siting it should be feasible to avoid conflict
- Money would be needed to improve and substantially extend the pavilion
- Car parking spaces are limited

Horsewell Lane Park

Advantages

- There is space for a pitch and it would be possible to maintain two of the existing grass pitches
- There is an existing pavilion and there is a council commitment to build a new modern facility with adequate changing and shower facilities
- A key advantage is that this is already a multi-use sports site with both tennis and football. The adjacent rugby club could be offered the ability to train on the 3G pitch and the local Youth Club could use the facility
- The pitch could be available throughout the day
- There is a large car park
- There is good walking access for the local community and schools
- Appears to be the best community option
- Potential income generation for the council

Disadvantages

- The site has housing on three sides, although if the pitch was sited in the middle of the recreation area it should be acceptable and would not be as close to housing compared to Blaby Road Park and Willow Park
- Site security if there is no 'home' club to look after the pitch, although with the area being a multi-use site there could be interest from one of the clubs currently using the site to take on this role

William Gunning Park

Advantages

- A local facility

Disadvantages

- A pitch on this park would fill much of the site apart from the children's play area
- General open space would be lost
- It would be very close to surrounding housing
- Site security if there is no 'home' club to look after the pitch

Overall this site could not be recommended

Pochin's Bridge

Advantages

- There is space for a 3G AWP sited furthest away from the housing and adjacent to the treed area plus room for a small pavilion for changing facilities and showers
- Residents are expecting some form of recreation facility on this new housing development

Disadvantages

- Site security if there is no 'home' club to look after this facility
- The site is not very accessible to other areas of the borough and would involve people driving to the site via a number of residential streets
- Money would be needed for a small pavilion
- The site may be contaminated and this will need investigation

Recreation areas planned for the **Direction for Growth and Cottage Farm** developments were considered but these areas will come forward too late for the time in which the Section 106 funds need to be expended.

Conclusion on Site Appraisals

The best sites for a 3G pitch in either Wigston or South Wigston would appear to be either Horsewell Lane recreation ground or South Wigston High School's grounds. However, when comparing these two locations, Horsewell Lane could appear to be more favourable. A decision has been made that a new pavilion will be provided at this location with funding of up to £660,000 to be found from the Capital Programme 2017/18, which will have modern changing and shower facilities. The school's changing facilities are inadequate and the school would need to find funds to extend their current changing rooms. Furthermore a complex legal agreement would need to be drawn up between the school and the Council to ensure that the pitch was available to the public during the evenings, weekends and school holidays.

General Requirements Associated with a 3G Pitch

- A vehicle will be required to maintain the pitch's surface together with a small building in which to house it
- Routine weekly maintenance will be required, although for the first 12 months the supplier should undertake this. The weekly maintenance requires drag mat brushing to redistribute the infill and topping up of infill

- Anything from monthly to annually a requirement for surface cleaning, power sweeping and weeding
- After 5 to 6 years the replacement of some or all of the infill
- After approximately 10 years the surface will need to be replaced. A Sinking Fund will need to be established to pay for the removal of the existing surface, its disposal and its replacement and this will be in the order of £180,000 to £200,000. It is suggested that an allowance of £25,000 per annum is placed in an account to cover these future costs (Football Foundation Guide).

Appendix 2 – S106 Sports Provision Contributions Referred to in this Report

Source	Location	Provided for	Amount	Spent By	Suggested Allocation
Section 106 12/00313/FUL	Station Road former South Leicestershire College site	Sports facilities provision.	£446,664	Dec 2021	Pitch improvements and development of mini/youth pitches at OWBC owned sites. Provision of funding to support the improvement of sports facilities at privately owned sites.
Unilateral Undertaking 16/00025/FUL	Abington House, Station Road (Wigston Academy)	Development of a 3G pitch.	£150,000	Sept 2022	Oadby Owls Football Club match funding.
Section 106 12/00313/FUL	Station Road former South Leicestershire College site	Off-site open space provision.	£97,321	July 2022	Pitch improvements and development of mini/youth pitches at OWBC owned sites.
Section 106 14/00538/FUL	Kirkdale Road, South Wigston	Resident accessible sports provision and/or accommodation at Pochins Bridge.	£120,000	N/K*	Accommodation, pitch improvements and development of mini/youth pitches at Pochins Bridge.
Section 106 16/0295/FUL	Meadow Hill, Wigston	Resident accessible sports provision and/or accommodation at Pochins Bridge or Horsewell Lane.	£149,592	N/K*	Accommodation, pitch improvements and development of mini/youth pitches at Pochins Bridge and/or Horsewell Lane.

*N/K due to the fact that all payments have not yet been received for these sites. The time clock only starts when all of the payments have been received from the developer and unless specified in the agreement are for a period of five years.

Note: the amounts noted above for sports facilities have now increased from the original values specified in the S106 agreement due to indexation and interest payments received

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