



**Council**

**Tuesday, 20 June  
2017**

**Matter for  
Information and  
Decision**

**Title:** **Proposed 3G Pitch in South Wigston, Horsewell Lane Pavilion,  
Wigston and Other Leisure Facilities**

**Author:** **Adrian Thorpe (Planning, Development and  
Regeneration Manager)**

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## **1. Introduction**

This report concerns the means of bringing forward a 3G pitch facility in South Wigston, together with information on progress towards the provision of a new pavilion at Horsewell Lane and a general update regarding other leisure facilities.

## **2. Recommendations**

- 2.1. It is recommended that Members approve the use of funding via the Section 106 Agreements in order to build a 3G All Weather sports pitch at South Wigston High School, subject to appropriate terms being agreed between the Council, South Wigston High School and the Council's leisure contractor.
- 2.2. That the other aspects of the report are noted.

## **3. Context and Background to the Project for a 3G Pitch**

- 3.1. For some time it has been recognised that there is a need for a Third Generation Artificial Grass Pitch in either Wigston or South Wigston and this has been evidenced by the Council's draft Playing Pitch Strategy. An all weather pitch (AWP) will enable sports clubs and other groups to train and play matches in all weathers. Grass pitches in the Borough are not always available due to water-logging during heavy rainfall periods and this can lead to matches and training sessions having to be postponed.
- 3.2. An AWP can be divided up into three and let out on an hourly basis. This will enable local football clubs to develop more teams and in particular develop junior sides. Currently many grass pitches in the Borough are booked to capacity, which means that sport aspirations are being restricted. The AWP can also enable the development of other sports. Floodlighting will enable evening training and matches to take place during the spring, autumn and winter months and allow a much longer season for sport development.

## **4. 3G Pitch Project Details**

- 4.1. Various locations have been considered for the location of an AWP including Horsewell Lane Recreation Ground and on open space associated with new residential development at Pochin's Bridge. However these have been discounted because of the close proximity of residential premises in the case of the former and because of issues of security with the latter.
- 4.2. The preferred location has been found to be at South Wigston High School because

it fits most with the requirements considered important for the following reasons:

- 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;
- The school is keen to have a 3G pitch because more children at the school want to participate in sport than they have facilities;
- The school has an aspiration to open its sports and leisure facilities more widely to the surrounding community and is already working closely with Leicester, Leicestershire and Rutland Sport to achieve this; and
- The school would like to offer increased sports facilities for its pupils, their parents and the wider community to promote a healthy lifestyle.

4.3. 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 profit share arrangement to establish the level of the profit that the Borough Council will receive from the lettings of the facility
- the management arrangement for the facility to be established through the Council's leisure contractor (currently SLM who manage other sports venues in the Borough) together with how the management costs will be met.

## **5. Funding for the 3G Pitch**

5.1. The cost of a 3G All Weather Pitch is estimated to be approximately £680,000 based upon generic costs provided by Sport England and this cost can be met using the following appropriate Section 106 contributions:

- **£446,000** – Section 106 12/00313/FUL for Station Road, Sports provision (new doctors' surgery and housing development on the former South Leicestershire College site);
- **£150,000** – Section 106 16/00025/FUL, Abington House, Station Road (Wigston Academy);
- **£84,000** – Capital element of Station Road open space Section 106

**Total = £ 680,000**

5.2. In addition, the Council will also seek to identify appropriate S106 funding to increase changing and shower facilities should this be necessary to support the AWP.

## **6. Horsewell Lane Pavilion, Wigston**

6.1. Currently a tendering process is being prepared in respect to a Design & Build package to bring forward a new pavilion to replace the existing building. The floor plan produced by architects CPMG is to be used but modified to now include 2 community rooms, one of 70sq m and the other of 30sq m. The specification

includes energy saving features such as solar panels.

- 6.2. Funding for the new pavilion of up to £660,000 is to be found from the Capital Programme 2017/18 but where possible appropriate Section 106 monies will also be used.

## **7. Pochin's Bridge, South Wigston**

Using appropriate Section 106 funding the open space at Pochin's Bridge could be developed for an informal grass pitch and country park type element with trees, planting and walkways.

## **8. Oadby**

The Council will work with Oadby Owls and the County FA etc to look at sites for a 3G pitch within the Oadby area. This support will be 'in kind' because no S106 funding is currently available to spend on such facilities in Oadby. However, the Oadby Owls Football Club is a well supported and established club and well placed to draw down any available funding themselves from the County FA. This is likely to be assisted by the fact that FA funding will not be required elsewhere in the Borough if the Council can use S106 funding to provide an AWP at South Wigston High School.

## **9. Conclusion**

- 9.1. The use of the funds available under these Section 106s, as described above, for the installation of a 3G AWP at South Wigston High School would be an appropriate expenditure under these agreements and would mean that the funds could be expended in a timely fashion. The facility would benefit the communities of South Wigston and Wigston and would provide an additional facility for the pupils of the school.
- 9.2. If managed by the Council's leisure contractor the effective management and ability of the facility to maximise income would be secured, which would provide the opportunity to generate an income to the Council through a profit share arrangement.
- 9.3. Ongoing work will be undertaken to ensure that appropriate Section 106 monies are used in order to bring forward the other initiatives outlined in this report.

### **Background Documents:-**

None.

**Email:** judith.sturley@oadby-wigston.gov.uk

**Tel:** (0116) 257 2644

<b>Implications</b>	
<b>Financial (CR)</b>	The 3G AWP can be funded in its entirety using relevant Section 106 funds. A profit share arrangement will establish the level of the profit that the Borough Council will receive from the lettings of the facility. A decision as to whether to 'opt to tax' new leisure facilities will be taken by the Chief Financial Officer on a project by project basis.
<b>Legal (AC)</b>	A legal agreement will be drawn between the Council and South Wigston High School, and it is proposed that the Council's leisure

	contractor (currently SLM) will operate the AWP
<b>Risk (AT)</b>	<p><i>Corporate Risk 1 Decreasing Financial Risk</i> - Section 106 money will be used, a sinking fund established and a profit share arrangement established which will mitigate financial risk to the Council.</p> <p><i>Corporate Risk 4 Reputation Damage</i> - These projects enable the Council to ensure that S106 money is spent in a timely manner. There is evidence to support the need for the provision of a 3G pitch in Wigston or South Wigston.</p>
<b>Corporate Priorities (AT)</b>	The proposed 3G AWP will assist in delivering effective service provision. This will further all of the other corporate priorities, particularly balanced economic development and green and safe places.
<b>Vision and Values (AT)</b>	The proposed 3G AWP will enable the Council to further its values in relation to customer focus and innovation.
<b>Equalities (AT)</b>	Community and stakeholder consultation and involvement are key to the success of the 3G AWP project and the provision of a new pavilion at Horsewell Lane and several consultation processes have taken place. An Equality Impact Assessment has previously been completed in respect of a 3G pitch in the area. This will be revisited in respect of the provision of a 3G pitch at South Wigston High School, once appropriate terms have been established.
	Equality Assessment:-
	<input type="checkbox"/> Initial Screening <input type="checkbox"/> Full Assessment <input checked="" type="checkbox"/> Not Applicable