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| Policy, Finance and Development Committee | Tuesday, 27 November 2018 | Matter for Information and Decision |
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Report Title: **Coombe Park Pavilion Extension**

Report Author(s): **Alex Ward (Economic Regeneration Team Leader)**

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| Purpose of Report: | To set out proposals for an extension to Coombe Park Pavilion. |
| Report Summary: | Oadby Owls, the key users of the pavilion have expanded significantly and need an extension to the existing building to accommodate their growth. The report sets out their requirements and the overall community benefits along with how the extension will be funded and the project managed. |
| Recommendation(s): | <p>A. To allow the construction of an extension to the existing Coombe Park Pavilion, subject to the grant of Planning Permission;</p> <p>B. To agree for the Council to be the Project Lead applying for funding from the Football Foundation; and</p> <p>C. For the Council to manage the build, including the procurement exercise, supported by an externally appointed construction project manager.</p> |
| Responsible Strategic Director, Head of Service and Officer Contact(s): | <p>Stephen Hinds (Director of Finance & Transformation) (0116) 257 2681 stephen.hinds@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Planning, Development and Regeneration) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Alex Ward (Economic Regeneration Team Leader) (0116) 257 2821 alex.ward@oadby-wigston.gov.uk</p> |
| Corporate Priorities: | An Inclusive and Engaged Borough (CP1) Balanced Economic Development (CP3) Wellbeing for All (CP5) |
| Vision and Values: | "A Strong Borough Together" (Vision) Customer Focus (V5) |
| Report Implications:- | |
| Legal: | The implications are as set out in the report. |
| Financial: | The implications are as set out in the report. |
| Corporate Risk Management: | Key Supplier/Partnership Failure (CR2) Effective Utilisation of Assets/Buildings (CR5) Economy/Regeneration (CR9) |

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| Equalities and Equalities Assessment (EA): | There are no implications arising from this report. EA not applicable. |
| Human Rights: | There are no implications resulting from this report. |
| Health and Safety: | Detailed risk assessments will be prepared and active risk management will be required. For construction this is a specialised area and these assessments will be prepared by the contractors in conjunction with the externally appointed construction project manager. |
| 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: | None. |
| Appendices: | 1. Proposed Extension Plans and Elevations |

1. Background

- 1.1 The current pavilion was built in 2007 with a combination of Football Foundation and Council funding. At that time Oadby Owls Football Club comprised approximately 20 active teams at all age ranges and had become an FA Charter Status Community Club.
- 1.2 The FA website indicates that the Charter Standard accreditation is for clubs who can be proud to be places where people want to play. These are the clubs who demonstrate they offer well-run and sustainable football. Clubs which achieve the FA Charter Standard status prioritise qualified coaching and safeguarding as well as the values of The FA's Respect campaign as part of their game. Furthermore, clubs which achieve The FA Charter Standard accreditation are challenged to maintain high standards and where appropriate, to improve and progress to new levels.
- 1.3 Since the completion of the pavilion the club has grown exponentially and is now one of the biggest clubs in Leicestershire and also the wider Midlands region. The Club now has 42 active teams at all age levels with a membership that has grown to 650 players. The activities of the club are supported by over 100 volunteers and they also run a non-affiliated football academy in season on Saturdays which attracts over 200 young players weekly. Overall, the club is very much a local success story whose achievements have been recognised by the FA. The Council has already supported the club, initially by investing in a new pavilion in 2007 and also with financial support for the provision of a new 3G pitch which will be a valuable training facility for the club to be located at Beauchamp College.
- 1.4 The success and rapid growth of the club has meant that they have outgrown the current pavilion even in what has been a relatively short period of time. This means that they need to expand the pavilion to create sufficient space to accommodate the club's growth and in line with the FA Charter Standard accreditation to have a facility which supports the aims of the club and maintains it as one of the premier clubs in the County.
- 1.5 The key issues that the club are facing are with storage and also the relatively small size of

the clubroom. As a result of the lack of storage the club have been utilising changing rooms for storage purposes and having to work around this for training and match day capacity. They have been working with the original architect on the scheme to increase the overall capacity of the building and they have produced a concept design, which is shown at **Appendix 1**.

- 1.6 The plans have been supplied to the Football Foundation for a technical review and they are satisfied that the extension will meet its requirements for funding support.

2. Capital Funding

- 2.1 The club have been in discussion with the Football Foundation about the possibility of funding the project and they have agreed to support it, in principle, with some match funding from the club. Oadby Owls are confident that they can resolve a funding package to meet the projected budget.
- 2.2 Based upon the concept design the estimated cost of the project is in the order of £170,000 excluding VAT (i.e. £204,000 including VAT).
- 2.3 Oadby Owls are not registered for VAT and therefore cannot reclaim it. In terms of funding therefore it is proposed that the Council act as the Project Lead which means that the Council would be responsible for applying for the identified Football Foundation funding. Additionally, the project would be able to utilise the Council's beneficial VAT position and could reclaim the VAT for the project. In essence this would be a contribution of £34,000 based upon the concept design quotation.

3. Revenue Cost

- 3.1 The increase in size of the building will result in additional day-to-day running costs and maintenance. At this stage definite figures are difficult to quantify and further work will need to be undertaken whilst plans develop.
- 3.2 It is envisaged that the increase in capacity of the main hall will create a more attractive space for hire and it is thought that the extension will result in more bookings, both from the club and the wider community. At this stage the club are the primary hirers of the building and this needs to be addressed through promotion during construction. A more detailed business plan will be developed once detailed design and Planning has been resolved. The performance of the building will be monitored and reported back 6 months after the opening of the building.

4. Next Steps

- 4.1 The club will submit a Planning Application for the extension which it is hoped will be with the Council before Christmas 2018. As the application is on Council owned land it will need to go to Planning Committee and should be determined in the New Year.
- 4.2 Should planning for the extension be granted then the Council, supported by Oadby Owls, will submit an application for funding to the Football Foundation.
- 4.3 If the funding is granted then the Council will become the Project Lead, all funds (Football Foundation and Oadby Owls match) will be transferred and the Council will manage the project. Construction project management support will be required and a procurement exercise for a build contract will be undertaken either by tender or through an Official Journal of the European Union (OJEU) compliant framework.