

FOR PUBLICATION

Appendix A

EASTWOOD PARK RESTORATION PROJECT **SPORTS PAVILION (L000R)**

MEETING	1. EXECUTIVE MEMBER FOR LEISURE, CULTURE AND TOURISM
	2. CABINET
	3. COUNCIL
DATE	1. 12TH FEBRUARY, 2013
	2. 19TH FEBRUARY, 2013
	3. 28TH FEBRUARY, 2013
REPORT BY	HEAD OF ENVIRONMENT HEAD OF FINANCE
WARDS	ALL
COMMUNITY FORUM	ALL
KEY DECISION REFERENCE	263

FOR PUBLICATION

1.0 PURPOSE OF REPORT

- 1.1 To update Members on progress with the Heritage Lottery Funded (HLF) restoration project of Eastwood Park.
- 1.2 To inform Members on the outcome of the funding application to Sport England's Inspired Facilities fund.
- 1.3 To seek approval of the capital and revenue implications for the Sports Pavilion.
- 1.4 To seek permission from Members to accept the offer of grant aid for the Sports Pavilion from Sport England.

2.0 RECOMMENDATIONS

2.1 That the Cabinet recommends to full Council that:

- it approves the inclusion of the scheme in the Capital Programme
- officers are authorised to accept the offer of grant aid from Sport England for a Sports Pavilion at Eastwood Park
- the Councils match funding of 211K is met from the sale of land at Hollythorpe Close. Should the sale of land be delayed, it is recommended that temporary Prudential Borrowing is secured to provide the match funding
- full Council approves the additional revenue implications of £2K per annum from the financial year 2014/15 as set out in this report

3.0 BACKGROUND

3.1 At the Cabinet meeting on 21 February 2012 it was resolved at Minute N^o191 that:

- Officers are authorised to proceed with a Stage 2 Heritage Lottery Fund bid for Eastwood Park on the basis set out in the report.

3.2 In June 2012 the Heritage Lottery Fund wrote to the Council to advise it that we had been successful in securing a Stage 2 grant award of £1,070K towards the Eastwood Park Restoration Project.

3.3 Contract works commenced on site at the end of August 2012. The first phase of works comprising all the external landscape works are now at an advanced stage with completion planned by the end of May 2013.

3.4 The restoration and refurbishment of the Village Hall is still on track to commence on site in February 2013 with completion planned by May 2013.

- 3.5 In the early stages of preparing our bid to the HLF, the HLF advised the Council that the Sports Pavilion element of the restoration project would not be eligible for HLF grant aid.
- 3.6 At the Cabinet meeting on 21 February 2012 Members were advised that officers would seek alternative sources of funding for the Sports Pavilion.
- 3.7 In April 2012 officers submitted a bid to Sport England's Inspired Facilities fund.

4.0 CONSULTATION

- 4.1 In preparing the Stage 1 HLF submission the various sports clubs currently using the Park were consulted on the proposals for the Park and their current and future accommodation requirements.
- 4.2 Currently there is one bowling club, two football teams, one cricket club active in the Park.
- 4.3 A new Sports Pavilion was seen as a key component of the restoration project by a wide range of existing and potential user groups, as current provision is inadequate.
- 4.4 Sports Clubs using the Park were invited to a meeting to comment on proposals for a new Sports Pavilion arrived at through earlier discussions and consultation.
- 4.5 A copy of the Consultation Report undertaken at Stage 2 is attached at **Appendix A** for information.
- 4.6 A new Sports Pavilion would open up further opportunities to extend the range of sports and physical activity currently undertaken at Eastwood Park, for example, establishing a Jog Derbyshire hub, a Walking For Health group, a venue for ladies netball leagues, enable Sporting Futures and Derbyshire County Councils Children's Services to work with young people across a wide range of diversionary activities.
- 4.7 More recently several of the Sports Clubs using the Park have provided letters of support for the Sport England bid. Copies of these are attached at **Appendix B**.

5.0 **PROPOSALS**

- 5.1 A copy of the outline design for the Sports Pavilion is attached at **Appendix C**.
- 5.2 The proposed accommodation comprises home and away changing, umpires room, shower and toilet facilities, tea room and multi purpose room.
- 5.3 Further detailed design work is now required to fine tune the proposals and to secure firm prices for the project.
- 5.4 At present there are no public toilets available in the Park. It has proved difficult to include publicly accessible toilets within the Village Hall proposals given the operational requirements of and the design and layout of the current building.
- 5.5 The nearest available public conveniences are situated on Hasland Road. This has given rise to a persistent problem of some players taking part in sport in the park, urinating up against the eastern boundary of the park leading to a large number of complaints from local residents and other park users.
- 5.6 It is proposed to explore the inclusion of a set of publicly accessible toilets contained within the Sports Pavilion.

Estimated Costs of the Sports Pavilion (including toilets) are as follows:

	£
Building Costs	253,000.00
Fees @15%	38,000.00
Inflation @ 5%	14,000.00
Contingency @10%	31,000.00
<u>Total Project Cost</u>	<u>336,000.00</u>

Sport Development

- 5.7 A copy of the sport development plan is attached at **Appendix D**.

6.0 BENEFITS OF THE PROJECT

6.1 This project meets the Councils new Corporate Plan objective of developing a scheme to provide a Sports Pavilion at Eastwood Park.

This project will help meet the Councils Corporate Plan objectives:

- The quality and biodiversity of our parks and open spaces will be improved
- There will be improved community use of our parks
- There will be improved opportunities for community engagement
- We will strive to achieve more opportunities for local people of all ages to work and learn through coach education courses
- Health inequalities will have been reduced in the 20% most disadvantaged areas by 2016
- Participation in sport and recreation will have increased particularly amongst hard to reach groups
- Our communities will be safer and fear of crime will be lower

7.0 FUNDING OPPORTUNITIES

Sport England Inspired Facilities

7.1 Proposals for the new Sports Pavilion are ineligible for HLF funding as part of the Restoration Project. Officers have identified a Sport England funding stream 'Inspired Facilities' as a possible source of funding towards the provision of the Sports Pavilion.

7.2 Local authorities can bid to the programme for up to £150K towards the cost of the Sports Pavilion. In order to secure funding applicants are required to satisfy the following criteria:

- Show how your project will keep and, ideally, attract more people to sport

- Demonstrate that it is needed and wanted by the local community
- Explain how it will cover its running costs and remain open for sporting use for years to come

Land off Hollythorpe Close

- 7.3 In the Cabinet report of 21 February 2012 it was suggested that the land off Hollythorpe Close adjacent to Eastwood Park could be sold for housing infill.
- 7.4 It has become apparent that Persimmon Homes own a ransom strip across the access to the site. Persimmon Homes were approached in the first instance to see if they had any interest in the site.
- 7.5 Persimmon Homes have indicated they have no interest in acquiring the site outright and agreement has been reached with them that they would be entitled to 33% of the sale value. This is a typical market rate.
- 7.6 The Councils Planning section have advised that the land is currently designated as public open space in the current Local Plan and that the area considered for sale falls outside the original historic boundary of the Park.
- 7.7 In order to maximise the true value of the site it would be prudent to be able to market the site as available for residential development.
- 7.8 The Council is currently consulting on identifying which sites could be used for residential development over the next 20 years. The Hollythorpe Close site has been included on the long list for use as a future residential development. The Kier Estates section has advised that it would be preferable to market the site once it is designated as residential development. It is anticipated that the change of designation would be confirmed by January 2014.
- 7.9 The Local Plan Policy POS 4 states that planning permission will not be granted for development which would involve the loss of land previously or currently used for sports or recreational purposes unless alternative replacement facilities of equivalent or better quantity, quality and community benefit can be provided prior to the commencement of development. It should be noted

that land in question although within the current boundary of the park, is not publically accessible and currently has no defined use.

7.10 It is considered that the proposals for the sale off Hollythorpe Close and the proposed improvements to Eastwood Park in light of the consultation already undertaken are consistent with the approach required by Local Plan Policy. The sale of the site would be subject to the submission of a planning application being determined by a subsequent planning committee.

7.11 A further contribution through a Section 106 agreement towards improvements at Eastwood Park could also be negotiated arising from any proposed development of the land off Hollythorpe Close site in following its sale.

8.0 PROJECT PHASING

8.1 An indicative timetable for the project is as follows:

Procure architectural services by end of March 2013

Detailed design and specification by end of September 2013

Tender the contract works by end of November 2013

Contract works build on site
completion by end of July 2014

9.0 TENDER PROCEDURE

9.1 A select list will be drawn up to invite tenders from Architectural Practices who can provide the necessary architectural services required to develop the Sport Pavilion design through to tender of the contract works and site supervision.

10.0 FINANCIAL IMPLICATIONS

10.1 The cost of procuring a new Sports Pavilion and Public Toilets for Eastwood Park currently stands at £336,000.00.

10.2 In the short term the risk to the Council, should the scheme fail would be the detailed design fees of approximately £30K.

Match Funding Considerations

Sport England Inspired Facilities

- 10.3 A bid to Sport England's Inspired Facilities fund was made in April 2012 for £125,000 towards the cost of the new Sports Pavilion. Further information on our bid was requested by Sport England in September 2012.
- 10.4 Sport England wrote to the Council on 20 December 2012 to offer a grant of £125,000 towards the Sport Pavilion.
- 10.5 The offer of grant is time sensitive. The Council has until the 20 February by which to accept the offer of grant.

Hollythorpe Close Land Sale

- 10.6 The sale of this site would allow the Council to press ahead with the proposed new Sports Pavilion. It is anticipated that the sale of land will be complete early in 2014 ensuring that the match funding could be in place before work commences in the Spring of 2014.

Prudential Borrowing

- 10.7 If the sale of land at Hollythorpe Close is delayed it is suggested that the match funding of 211K is secured through temporary Prudential Borrowing to allow the scheme to proceed. At current interest rates for Prudential Borrowing the potential interest accruing would be a modest amount.

Revenue Implications

- 10.8 It is estimated that future revenue associated costs for the Sports Pavilion following its construction will increase by £2K per annum from the financial year 2014/15 onwards.
- 10.9 A copy of the projected income and expenditure profile for the scheme is attached at **Appendix E**. It is projected that new netball related income could potentially rise to £5K per annum potentially giving rise to a small surplus of revenue income.

11.0 EQUALITIES IMPACT ASSESSMENT

A full Equalities Impact Assessment has been carried out and is attached at **Appendix F**.

12.0 RISK MANAGEMENT

Description	Impact	Probability	Existing controls	Action required
Strategic Risk				
Not proceeding with the project and failing to meet the objectives of the Park and Open Spaces, and Corporate Plan Objective 1.2,1.3, 4.3, 5.1, 5.2, 5.3	High	Medium	Strong project management for the development of the detailed proposals and business plan	Adopt a clear vision for Eastwood Park through the master planning and consultation processes undertaken with stakeholder groups and local people Develop a clear vision for the future management and maintenance of Eastwood Park
Compliance Risk				
Claw back from funders for non-compliance with any grant offered	Medium	Low	On-going dialogue through monitoring reports and monthly monitoring reports e.g. cash flow, project board meetings	Ensure monitoring obligations are met. Ensure project milestones and outputs as projected are met by on-going review of the project. Develop performance indicators for delivery of Sport Development Plan
Delivery of project falls outside funders timescales	High	Medium	on-going dialogue through monitoring reports and quarterly monitoring reports to ensure compliance.	Ensure project milestones and outputs are met. Careful project planning, use of gantt charts etc. to ensure project stays on track and in line with programme deadlines. Monitor against performance indicators within the Activity Plan

Description	Impact	Probability	Existing controls	Action required
Financial Risk				
The project runs over budget	Medium	Low	Monitor actual costs against tendered prices to identify any drift at an early stage and take appropriate action where possible	Strict adherence to contract works tender return. Build contingency in to contract works package to allow for variation where appropriate. Monitor cash flow and report to Sport England/CBC Cabinet as required
Operating Risk				
Severe weather conditions.	High	Medium	Include relevant clauses in tender documents to highlight action required in the event of severe weather.	Apply to funding partners for extension of time and re-schedule work to accommodate severe weather conditions. Key driver here is the availability for Cricket season 2014
There are construction problems and the project runs over time	Medium	Low	Relevant clauses in specification section of tender documents.	On-going contract management and supervision of contract works.

13.0 RECOMMENDATIONS

13.1 That the Cabinet recommends to full Council that:

- it approves the inclusion of the scheme in the Capital Programme
- officers are authorised to accept the offer of grant aid from Sport England for a Sports Pavilion at Eastwood Park

- the Councils match funding of 211K is met from the sale of land at Hollythorpe Close. Should the sale of land be delayed, it is recommended that temporary Prudential Borrowing is secured to provide the match funding
- full Council approves the additional revenue implications of £2K per annum from the financial year 2014/15 as set out in this report

14.0 REASONS FOR RECOMMENDATIONS

- 14.1 To meet the Council's Corporate Plan objective of developing a scheme to provide a Sports Pavilion at Eastwood Park.
- 14.2 To comply with the Council's policy of providing and improving parks and sports facilities for all parts of the community.
- 14.3 To reduce levels of vandalism and anti-social behaviour experienced at Eastwood Park and in the surrounding area.
- 14.4 To improve access to Eastwood Park for all parts of the community.
- 14.5 To progress the development of Community Parks in line with the Parks Open Spaces and Play Strategies.
- 14.6 To build capacity within the local community by offering training and volunteering opportunities.

Report Author: John Ramsey/Environmental Services (Ext. 5097)

HEAD OF ENVIRONMENT
HEAD OF FINANCE

Officer's recommendation supported/not supported/modified as below or Executive Member's recommendation/comments if no officer recommendation.

Signed

Executive Member

Date 12/2/13

Reference LOOOR