

SCARBOROUGH BOROUGH COUNCIL

Town Hall
Scarborough
YO11 2HG

Date 14 May 2018

To: Members of the Cabinet

Dear Councillor

Cabinet - Tuesday, 15 May 2018

Please find attached the following report which were not available when the agenda was circulated:

7. Replacement of the artificial grass pitch at Pindar Leisure Centre (Pages 1 - 8)

To consider the report of the Director (RB) (reference 18/96) attached.

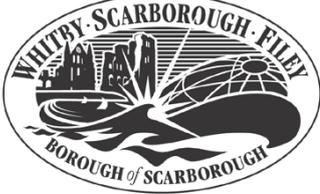
Yours sincerely



David Kitson
Regulatory & Governance Manager

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NOTES

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|  | REPORT TO CABINET TO BE HELD ON 15 MAY 2018 |
| | Key Decision: Yes Forward Plan Ref No 25 |
| Corporate Priority People and Place | Cabinet Portfolio Cllr. Andrew Holder Jenkinson |

REPORT OF: DIRECTOR (RB) – 18/96

WARDS AFFECTED: EASTFIELD, SEAMER, CAYTON

SUBJECT: REPLACEMENT OF THE ARTIFICIAL GRASS PITCH AT PINDAR LEISURE CENTRE

RECOMMENDATION (S):

It is recommended that:

1. The existing football pitch at Pindar Leisure Centre is upgraded to a 3G pitch on the existing footprint; and
2. The Council continues with its appointment of Robinson Low Francis Construction and Property Consultants (RLF) from the Football Foundation's Framework to undertake the project management and supervision of the works; and
3. The Council appoints Support in Sport (UK) Limited (SIS) from the Football Foundation's Supplier Framework to undertake the works; and
4. The Council enters into a licence agreement with Pindar school facilitating the undertaking of these works.

REASON FOR RECOMMENDATION (S):

The playing pitch at Pindar Leisure Centre is at the end of its lifespan. A decision and funding is already in place to replace the surface on a like for like sand basis. However, since this decision was made additional funding has been made available, including a significant s.106 contribution to mitigate for the partial loss of a nearby sports field. This additional funding provides an option to replace the pitch with a 3G surface, which would provide an improved facility for community use.

HIGHLIGHTED RISKS:

The pitch is already at the end of its life. In January 2016, the remaining length of operation before the pitch becomes unsafe was estimated at 18 – 24 months. If the pitch becomes unsafe and unable to be used, this will reduce the potential income received by the Council, under the leisure operating contract, as well as reducing opportunities for the local community to use this facility.

The Football Foundation grant has been submitted but a decision has not yet been formally received. If this is not successful this would result in a £10k shortfall. However, this risk is considered to be small as the grant meets the criteria and there has been ongoing dialogue with the Football Foundation who are supportive of the proposal. If this was unsuccessful this would cause delays to the scheme whilst alternative funding was identified.

The Council is solely responsible for any cost overruns associated with these works however as far as possible these have been mitigated through inclusion of a 5% contingency and a provisional sum for repairs to the base of the pitch of circa £50k. The main risk lies with repairs to the base which cannot be fully known until the carpet surface of the pitch has been removed. If on removal of the carpet works prove more extensive then the Council may be able to consider alternative options such as additional external funding or reducing the specification for the pitch.

1. INTRODUCTION

- 1.1 This report sets out a revised proposal for the resurfacing of the artificial grass pitch at Pindar Leisure Centre.

2. CORPORATE AIMS

- 2.1 The Plan supports the Safe and Healthy aim of the Sustainable Community Strategy and the People theme of the Corporate Plan.

3. BACKGROUND AND ISSUES

- 3.1 The artificial grass pitch at Pindar Leisure Centre was completed in 1999 with an expected lifespan of 10-12 years. It has been rejuvenated on a number of occasions to extend its lifespan but feedback in January 2016 from Thornton Sports UK who constructed the facility identified that the pitch had a maximum length of operation of 18-24 months before it becomes unsafe to use.
- 3.2 The facility was managed by the Council's Leisure Services until the operation of the leisure facilities was transferred to SLM (Everyone Active) in October 2015. A dual use agreement is in place for the operation of the leisure centre between George Pindar School and the Council, with SLM now fulfilling the majority of the Council's obligations under the terms of the Joint Use Agreement.
- 3.3 In January 2016, Cabinet agreed the following in relation to Pindar Pitch:

- That subject to obtaining a minimum of 50% in external funding, the pitch be upgraded to a 3G (third generation artificial grass) FIFA 1 star standard on the existing pitch footprint.
 - Instruct officers to pursue the replacement sand filled carpet option on the existing footprint (excluding some of the items quoted in the Feasibility Study) if external funding bids for the 3G pitch are unsuccessful.
- 3.4 The report identified that the Council has set aside a total of £193,000 within the financial strategy for the pitch upgrade, comprised of:
- £24,000 from existing reserves set aside for the pitch replacement
 - £69,000 from savings generated through the interim indoor leisure management contract with SLM
 - £100,000 from capital resources
- 3.5 The cost of the preferred option in January 2016 was £387,000 and it was anticipated at the time that there would be an opportunity to submit a substantial application for grant funding to the Football Foundation for the pitch upgrade, however, subsequent to this report the anticipated external funding for a larger FIFA 1 star standard has not materialised as it is not considered to meet current funding requirements.
- 3.6 In April 2017 the option of further £50k of s.106 funding arising from the partial loss of nearby playing fields due to the expansion of a local business was identified. This prompted a review of the options for the resurfacing of the pitch, as a 3G rather than a sand replacement (albeit not to the full FIFA standard specified within the existing report) was potentially affordable within existing resources.
- 3.7 In May 2017 RLF were commissioned to undertake feasibility work, develop a specification and obtain tender quotes for the work. This work has now concluded, providing a clear price and options for the work to move forwards.

4. CONSULTATION

- 4.1 Consultation has been undertaken with George Pindar School, who use the pitch during school time and Everyone Active, who operate the pitch as part of the Leisure Operating Contract – both parties have expressed that their favoured surface is 3G.
- 4.2 Sport England and the Football Association identified that suitable mitigation for the loss of part of an adjacent field would be a contribution to the resurfacing of the pitch at Pindar to 3G standard (i.e. a higher quality than the like for like sand replacement currently proposed in the absence of external funding). The Council has been in ongoing dialogue with the Football Foundation about the scheme. They are supportive, and are currently considering a small grant application for the scheme.

- 4.3 Discussions have been undertaken with local leagues and clubs and there is expressed interest in using a refurbished facility for training and match play. In particular the facility would offer additional choice and opportunity for better quality, all weather facilities.

5. ASSESSMENT

- 5.1 This proposal will provide a replacement 3G pitch and a better offer for community use and the school. Despite the current poor standard of the pitch the existing facility is well used for community football.
- 5.2 The 3G pitch at Pindar will complement the existing facility at the Sports Village and will be in line with the needs identified in the Playing Pitch Strategy (2014) which identified latent demand for two and a half 3G pitches in the Scarborough area. There is a half size facility on Filey Road campus site and a full size facility at the Scarborough Sports Village.
- 5.3 It is anticipated that a 3G pitch will generate additional revenue in comparison to the existing facility as there is likely to be greater demand for the superior surface.
- 5.4 The operating costs are similar to the existing facility. As part of the leisure operating contract, Everyone Active will be responsible for the maintenance of the new pitch, whilst the Council will remain responsible for the creation of a sinking fund for replacement at the end of its life. Provision for a sinking fund for both the Pindar and Sports Village pitches has been made within the Council's financial strategy.
- 5.5 The works, including RLF fees, will cost £287,109. This includes replacement of the pitch, new sports, storage and maintenance equipment, some improvement and upgrading works to the lighting and fencing and a new path from the changing rooms.
- 5.6 The scheme provides similar provision to that outlined in the original proposal, however, to reduce the costs the focus has been on the resurfacing of the pitch and required equipment, with repairs and upgrading to fencing and lighting only as required. The keys areas of saving from the original proposal relate to floodlighting, fencing, spectator area, hardstanding works, bins and reduced equipment.
- 5.7 The funding includes a small grant from the Football Foundation which has been submitted, although a decision has not yet been received. There has been ongoing dialogue with the Football Foundation regarding this scheme, so the risk of this not being approved is considered to be low.

6. IMPLICATIONS

6.1 Policy

The provisions in this report support the delivery of the Council's Playing Pitch Strategy (2014).

6.2 Legal

The Council will be entering into contract with RLF to undertake the project management and supervision of the works and with SIS to undertake the works themselves. Both companies sit on the Football Foundation's Framework Agreements for contract administration and pitch supply respectively. A mini competition has been undertaken by RLF to select SIS from the framework.

The Council will need to obtain the formal consent of Pindar school to undertake the works at the school which will be the form of a licence agreement.

The future operation of the new pitch will be governed by the joint agreement relating to the Pindar Leisure Centre and the Leisure Operating Contract (LOC) with SLM.

6.3 Financial

The total cost of the work, plus fees, is £287,109.

The Council will be solely responsible for any cost overruns associated with the works however as far as possible these have been mitigated through inclusion of a 5% contingency as well as a provisional sum for repairs to the base of the pitch of circa £50k. The main risk lies with repairs to the base which cannot be fully known until the carpet surface of the pitch has been removed. Once the carpet has been removed, if the pitch requires less work to the base this will produce a cost saving. If however works are more extensive than anticipated then the Council in consultation with the Football Foundation may be able to consider alternative options for the scheme. This may include additional external funding or reducing the specification for the pitch.

The scheme will be funded as follows:

| | |
|--|-----------------|
| SBC reserves set aside for pitch replacement | £34,109 |
| SBC Capital reserves | £100,000 |
| Savings generated through the interim leisure operating contract | £69,000 |
| S.106 (McCains) | £50,000 |
| Everyone Active contribution | £24,000 |
| Football Foundation Grant | £10,000 |
| Total | £287,109 |

6.4 Equalities and Diversity

No specific implications.

6.5 Staffing Implications

No specific implications

6.6 Planning Implications

Planning approval is not required for a change of surface. The improvements to the lighting have required planning permission and an application for this was submitted on 22 March 2018.

The s.106 agreement has been signed and the £50,000 contribution has been received by the Council.

6.7 Crime and Disorder Implications

No specific implications

6.8 Health and Safety Implications

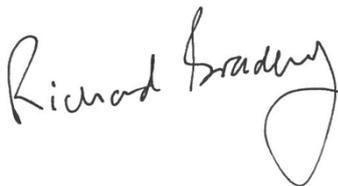
Everyone Active will be required to comply with all health and safety legislation under the terms of the Leisure Operating Contract for the operation of the facility.

6.9 Environmental Implications

No specific implications.

7. ACTION PLAN

- 7.1 Following the tendering exercise a detailed timetable will be requested from the contractors. It is anticipated that works will be undertaken during the summer school holidays 2018.



Richard Bradley

Commercial Director

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Background Papers:

Cabinet Report (16/016) – January 2016 Future of the Artificial Grass Pitch Pindar Leisure Centre.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT Jo Ireland ON 01723 384315, e-mail jo.ireland@scarborough.gov.uk

Risk Matrix

| Risk Ref | Date | Risk | Consequences | Mitigation | Current Risk Score | Target Score | Service Unit Manager/ Responsible Officer | Action Plan |
|-----------------|-------------|---|--|--|---------------------------|---------------------|--|--------------------|
| 1 | 25/04 | The pitch becomes unsafe and unable to be used. | This will reduce the potential income received by the Council, under the leisure operating contract, as well as reducing opportunities for the local community to use this facility. | Resurface the pitch as outlined | E4 | A4 | JI | |
| 2 | 25/04 | The Football Foundation grant is not successful. | This would result in a £10k shortfall and would cause delays to the scheme whilst alternative funding was identified. | Ongoing dialogue with the Football Foundation who are supportive of the proposal | B3 | A3 | JI | |
| 3 | 25/04 | Works to the base of the pitch more extensive than anticipated. | Cost overruns | 5% contingency and circa £50k provisional sum for base repair. | C4 | B3 | JI | |