

 Executive – 10th July 2019		Agenda Item No. 7
Title	Local Football Facilities Projects	
For further information about this report please contact	Stuart Winslow Stuart.winslow@warwickdc.gov.uk Rose Winship Rose.winship@warwickdc.gov.uk	
Wards of the District directly affected	All and Warwick Saltisford	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	N/A	
Background Papers	See Appendices	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	1,024
Equality Impact Assessment Undertaken	Not required

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	19/06/19	Chris Elliott
Head of Service	19/06/19	Rose Winship
CMT	19/06/19	Chris Elliott/Bill Hunt/Andy Jones
Section 151 Officer	19/06/19	Mike Snow
Monitoring Officer	19/06/19	Andy Jones
Finance	19/06/19	Mike Snow
Portfolio Holder(s)	19/06/19	Cllr Mrs Grainger
Consultation & Community Engagement		
Working in consultation with the Football Association/Footbal Foundation and a range of local football clubs named in the plan.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below) N/A		

1. Summary

- 1.1 In 2018 the Football Association (FA) made available to Warwick District Council their Local Football Facilities Plan (LFFP), which details a number of football facility projects in the District eligible for potential funding by the charitable arm of the FA, the Football Foundation (FF).
- 1.2 It is estimated that the total value of all the projects is in the region of £11.5 million (with at least 50% of funding potentially being made available by the FF) and if realised would be transformational for football provision across the District. The Council are seeking approval for a fixed term Project Officer to manage the projects in the LFFP, from conception to completion.
- 1.3 Racing Club Warwick (RCW) is one of the clubs featured in the LFFP with projects included to improve changing room provision and to build a '3g' artificial football pitch to replace the club's full size grass pitch. With the support of the Council RCW will be in a position to apply for significant external funding from the FF, and as a result contribute to an improvement on football provision in Warwick.

2. Recommendations

- 2.1 To approve the funding of up to £41,600 per annum (including oncosts) representing a total of up to £124,800 over three years for the creation of a fixed term Project Officer to lead on the roll out of the Local Football Facilities Plan projects and other outdoor sports projects across the District funded from the Service Transformation Reserve.
- 2.2 To note the projects detailed in the LFFP which relate to Racing Club Warwick and St Mary's Lands.
- 2.3 To approve that a funding pledge of up to £150,000 is granted to Racing Club Warwick the funding of which at this stage will comprise £55,500 from S106 contributions and an additional £94,500 from the Community Project Reserve to enable Racing Club Warwick to progress to the next stage of their LFFP application for the installation of a 3G artificial pitch and improvement of changing provision.
- 2.4 That prior to £140,000 of the funding pledge being drawn down the Council receive and agree a robust business plan; community use agreement; and confirm that state aid issues are dealt with appropriately.
- 2.5 That up to £10,000 of the Council's contribution of £150,000 be used to assist with the planning stage costs of the scheme.

3. Reasons for the Recommendation

3.1 Recommendation 2.1

- 3.1.1 In early 2018 the Council was invited by the FA to be part of a new strategic concept to deliver quality football provision, the Local Football Facilities Plan. On completion of the LFFP nationwide, the FA will have a detailed understanding of

football facility priorities at a local level across England. The Council were included in the first tranche (with a further three to follow) that will eventually result in all local authorities having a bespoke LFFP for their area. £1.3 billion has been committed across England by the Football Foundation and central government with the possibility of a further £1 billion as future tranches of the LFFP evolve.

- 3.1.2 The Warwick District LFFP has been signed off by the FA and the FF, and includes a programme of 22 projects, which if completed would transform local football facilities across the District. The projects fall into four categories, 3G artificial pitches, improved grass pitches, changing room pavilions and small sided facilities. Out of the 22 identified projects 15 are on Council-owned land, and Council officers worked very closely with the FA throughout the process of writing the LFFP to ensure it was accurate and reflective of the football requirements in the District.
- 3.1.3 At the same time as the LFFP was being developed, the Council were working alongside WYG Environment Planning Transport Ltd, (previously Neil Allen Associates) to update the needs and evidence base for the Playing Pitch Strategy. The updated Playing Pitch Strategy (PPS), which is being considered as a separate report elsewhere on the agenda, and the LFFP work in parallel is intended to provide a strong evidence base which will support funding applications and the drawing down of Section 106 contributions from future housing developments in the District. The Council also updated The Indoor Sport Strategy (ISS) in line with the national Planning Policy which sets out the requirement for Local Plans to ensure that there is proper provision of community and cultural facilities to meet local needs. This updated Strategy was approved in 2018. Together, the PPS and ISS provide a coordinated and long-term approach to sports facility provision and planning across Warwick District for both indoor and outdoor sport.
- 3.1.3 In terms of delivering the projects within the LFFP they will be considered individually, and will each need to be supported by appropriate feasibility reports and funding strategies. The FA will also require each project to demonstrate the impact that the project will have in the community and how it relates to current FA strategies. It appears likely that for all the projects listed in the LFFP there will be a requirement for the project owner to find match funding. Developer contributions through Section 106 outdoor and indoor sports funding is one source of match funding but other sources of external grant funding or loans may need to be found for some of the higher value projects..
- 3.1.4 The Sports team currently comprises 3 officers who are fully engaged in their existing roles, managing the strategic priorities of the service, securing s106 contributions, engaging with external partners, monitoring the leisure contract and working in partnership with Everyone Active, and managing the Council's outdoor sports pitches and associated facilities.
- 3.1.5 The Project Officer post will be full time on a fixed 3 year contract. The post will be critical to the success of delivering the projects not only identified within the LFFP, but with other projects noted in the PPS as a priority. The process of delivering a project will require the Project Officer to lead on a number of processes, namely, identifying funding, which may include Section 106 contributions, and leading on funding applications to a variety of bodies and internal requests through the Council's funding streams. They will be liaising with stakeholders and colleagues throughout the period of the Project. They will

be appointing contractors in accordance with the Council's procurement procedures and the FA contractor framework. When work on site begins the post holder will oversee the works alongside any technical project officers assigned to the project.

3.2 Recommendation 2.2

3.2.1 Racing Club Warwick (RCW) are a well respected and long-established football club with history in Warwick dating back 100 years. The club is ambitious and aims to get to step 4 of the football league in future seasons, a target which many believe is within their reach after recently being promoted to step 5. The club have currently senior teams and will have 13 junior teams (u16yrs) next season. There are three academy teams with young people who are currently working towards gaining a related qualification in partnership with an organisation called Future Pro. The club has expanded in recent years and not only provides football, it also is home to Warwick Judo and Ju Jitsu, Royal Naval Association, Two Castles Choir, and runs a range of community social events.

3.2.2 The Council has a long working relationship with the club and has supported them on a number of facility projects which have had positive outcomes for the club and the community. The Council is the landowner of Townsend Meadows, the site on which the club is situated, and therefore has a vested interest in the future success of the club. The club facilities also form an important part of the St Mary's Lands project as the club acts as much a community hub for the nearby Forbes Estate as much as a sports facility. In addition, the Council maintains the 2 grass pitches situated on the adjacent St. Marys Lands of which RCW is the exclusive hirer.

3.2.3 The LFFP identifies three projects in connection with Racing Club Warwick.

- i) New 11v11 floodlit 3G FTP
- ii) Refurbish changing pavilion
- iii) Works to natural grass pitches and grounds maintenance equipment for club

3.3 Recommendation 2.3

3.3.1 In order to progress the projects related to RCW, the club need to raise funding to meet the FF requirement of at least 50% of the costs of the project being met by the club. There are 16 years remaining on the lease on Townsend Meadows that RCW have from the Council. Therefore, in order to comply with the funding requirements of the FF, any application for LFFP funding will need to be a joint application between RCW and the Council. RCW are seeking funding from a variety of organisations including the Council. The estimated overall project cost is thought to be £1.1 million, therefore RCW are likely to have to raise in the region of £550,000.

3.3.2 RCW has the full support of their committee to progress with the two projects identified in the LFFP to convert their main grass pitch to a 3G facility and to improve the provision of changing rooms. The FF has advised that the club will need to secure £150,000 in order for the FF to consider the project viable and progress it to the next stage with the support of a specialist company who will work with RCW to develop the project to a point where it is considered deliverable. In order to get the project started, RCW have approached the Council with a request of a sum of £150,000 in order that the project can

commence, while RCW continue to seek additional funding from other sources. RCW has indicated that it can provide £20,000 towards the proposal itself. It is proposed that a pledge of £150,000 be made in support of the proposal.

- 3.3.3 S106 monies totalling £55,500 from two developments have been identified, both of which have agreed to provide funding for outdoor sports facilities. The first, Lower Heathcote Farm in Harbury Lane, has already paid in full its S106 contributions to the Council. The other, Harbury Gardens Phase 1, also in Harbury Lane, will yield 50% of the S106 contributions later this year with the final sum being paid in 2020/21. The remainder of the funding pledge (£94,500) can come from the Community Projects Reserve.

3.4 Recommendation 2.4

- 3.4.1 Drawing down of £140,000 of the Council funding should be subject to the submission of a robust business plan from RCW to the Council, and the development of a community use agreement between RCW and the Council for the proposed artificial football pitch and ancillary facilities. This will ensure that the facilities developed at RCW will have an element of "community use" in addition to supporting the football activities organised by the football club. Further meetings will establish whether the fund is required this year or the following, however we understand that RCW are keen to commence with the project this year. In addition, drawing down of the pledge will also require resolution of any state aid issues.

Recommendation 2.5

- 3.5.1 The FF only require evidence of funding in the early stages of the project, however as the project develops through the different planning stages costs will be incurred, which will require funding either by the Council or RCW. The sources of this funding would need to be established. It is proposed that RCW use its contribution of £20,000 towards the planning stages and the Council a maximum of £10,000. Planning costs will total around £24,000.
- 3.5.2 There is a risk that some of the Council's contribution is at risk should the project be deemed undeliverable at any stage, since the money will have been committed to finance the work of the independent company in the planning stage. However, this is a small sum in the context of the potential overall investment gain and of the potential benefits to the local community.

4. Policy Framework

4.1 Fit for the Future (FFF)

"The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several key projects.

"The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy."

FFF Strands

People	Services	Money
External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/ productivity of local economy Increased employment and income levels
Impacts of Proposal		
Evidence to support ambitious projects to improve the District's sporting facilities	Environmentally sensitive design to be used where viable	Modernisation of Council owned assets (Outdoor sports facilities), extending the life of the assets and reducing the ongoing maintenance liabilities.
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
Impacts of Proposal		
Staff are clear about objectives and priorities for outdoor sports provision	Services are designed and managed in a way that meets the needs of the community.	Opportunity to maximize income through improved outdoor sports facilities

4.2 Supporting Strategies

Each strand of the FFF Strategy has several supporting strategies and the relevant ones for this proposal are explained here:

Local Plan

4.2.1 The Vision for the District (as supported by the Local Plan) is to make Warwick District a Great Place to Live, Work and Visit. Specifically, the Plan requires a

masterplan for St Mary's Lands of which RCW forms part. The improvement of the club's facilities is part of the masterplan that was agreed in 2017.

The Playing Pitch Strategy

4.2.2 The Playing Pitch Strategy states in respect of the facilities at RCW the following:

"...that many of the key football clubs in the District are at capacity and the facilities that they use are starting to restrict club growth. Spare capacity is not necessarily available in the right places for the clubs that need it. Racing Club Warwick cannot meet their aspirations to grow with the current facilities they have at their disposal. The PPS acknowledges that RCW has heavy usage and the grass pitches show signs of over play. A 3G artificial pitch would potentially address this issue and permit more teams to practice and play at peak times. The current changing provision will be unable to cope with the increase in usage if a 3G was introduced at the club, therefore new changing rooms have been recommended to be built in tandem with the 3G. The PPS takes a broader perspective of the District's requirements for sport and with reference to football it states that in order to meet current training needs 5 additional Artificial Grass Pitches are required. We can therefore be confident that a built 3G at RCW will be well utilised by the community knowing from the PPS that there is significant latent demand for football now and in the future".

4.3 Changes to Existing Policies

None

4.4 Impact Assessments

- 4.4.1 An "access audit" of the venue will have to be undertaken as part of the development of the proposals. Impact assessments will be undertaken at the appropriate time including but not limited to:
- Impact on residents living in the vicinity
 - Impact on existing adjoining leaseholders in St Mary's Lands
 - Impact on park users (St Mary's Lands)
 - Equalities Impact Assessment of the overall project and particular initiatives at appropriate times

5. Budgetary Framework

- 5.1 The fixed term Project Officer salary and on costs total £41,600 per annum (grade E2). This totals £124,800 over three years for the Project Officer to lead on the roll out of the LFFP projects and other outdoor sports projects across the District. It is proposed that this is funded from the Service Transformation Reserve which currently has an unallocated balance of £553,000, prior to this Executive meeting.
- 5.2 The Council is committed to continuing its investment in its outdoor sports and leisure stock. In order to do so, Section 106 developer contributions are an essential source of funding in order to finance the projects featured in the LFFP and PPS. In the case of the proposed grant from the Council to Racing Club Warwick, Section 106 monies will make up £55,500 of the requested £150,000. The remaining balance of £94,500 will be funded from the Community Project Reserve which currently has an unallocated balance of £449,000. It has not yet

been fully established when the money will be required, however RCW are keen to commence the project as soon as possible with a view to the new facilities being in use for the 2020/21 football season.

6. Risks

- 6.1 There is a significant risk that without the support of the proposed Project Officer post the projects in the LFFP and PPS would not be realised as there is no spare officer capacity within Cultural Services or Neighbourhood Services teams to manage the additional workload. The outdoor sports facilities are in some cases aging and are not of a quality that meets the community's expectations. Without investment, participation and therefore income will decline over time.
- 6.2 Should the Council choose not to fund RCW then the club is solely reliant on other sources of funding to initiate the 2 LFFP projects. In this scenario there is a significant risk that RCW would not be able to raise the initial £150,000 required to get the project started.

7. Alternative Option(s) considered

- 7.1 The Council could choose to not fund RCW as the facilities are managed by the club and therefore it could be left to them to find the funding. It is unlikely that the Club by itself will be able to find that level of funding and so secure the much larger level of funding available via the LFFP. In supporting the enhancement of the football facilities it supports the objectives of the club and the community in providing long term good quality sporting provision.
- 7.2 The Council has benefited from having a close involvement in the development of the LFFP and advising on the projects detailed within. If resources for a Project Officer are not approved, then the Council will have to review which of the projects within the LFFP it can resource, resulting in delay for a number of projects, an uncoordinated approach to project delivery and the potential that some projects would not be deliverable due to lack of project officer time.

APPENDICES:

Appendix 1: [Local Football Facility Plan \(LFFP\)](#) Please follow the link to the site and type in 'Warwick District' to access the report.

Appendix 2 Racing Club Warwick LFFP projects

Appendix 2 - Local Football Facilities Plan - Racing Club Warwick projects:

New 11v11 floodlit 3G Football Turf Pitch

- Existing facilities: one full size grass pitch with standard quality changing facilities. The club also utilises one full size adult and one junior grass pitch at St Mary's Lands for the majority of its junior teams. These pitches are located c.200m from the main grass pitch at Racing Club Warwick. The club also has a small Multi-Use Games Area (MUGA).
- Current users: The main grass pitch is used by the first team and the pitches at St Mary's Lands are used by ten teams from the junior section. The MUGA is used for recreational football and some club training.
- Rationale: participation growth in; junior football, senior football, BAME participation, women & girls, informal/recreational football, over 50s participation.

Refurbish changing pavilion

- Existing facilities: one full size grass pitch with standard quality changing facilities. The club also utilises one full size and two junior grass pitches at St Mary's Lands for the majority of its junior teams. These pitches are located c200m from the main grass pitch at Racing Club Warwick. The club also has a small MUGA. A refurbished changing pavilion would have potential to serve both the main site and St Mary's Lands.
- Current users: The main grass pitch is used by the first team and the pitches at St Mary's Lands are used by ten teams from the junior section. The MUGA is used for recreational football and some club training.
- Rationale: participation growth in; junior football, senior football, BAME participation, women & girls, informal/recreational football, over 50s participation.

At a later stage:

St Mary's Lands - works to natural grass pitches, equipment bank for club

Existing facilities: two full size and two junior grass pitches with poor quality changing facilities.

Current users: 11 affiliated teams from Racing Club Warwick. Site identified as potential asset transfer (long lease) site to the club.

Rationale: participation growth in; junior football, senior football, women & girls.