

Title: New projects for the Leisure Development Programme  
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Portfolio Holder: Councillor Moira-Ann Grainger  
Wards of the District directly affected: Warwick Myton and Heathcote:  
Leamington Clarendon: Whitnash

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## Summary

The Leisure Development Programme has already seen the redevelopment of the Newbold Comyn and St Nicholas Park Leisure Centres and the construction of a new artificial turf pitch on Council land at Racing Club Warwick as well as project management of the Whitnash Civic Centre and Library on behalf of Whitnash Town Council. The demolition and reconstruction of Abbey Fields Swimming Pool and Castle Farm Recreation Centre, both in Kenilworth, are now underway or in final preparation.

The Leisure Development Programme includes the work to establish the Community Stadium at Fusiliers Way, which is subject to a separate report to this meeting of the Cabinet.

This report proposes that finance and officer time should now be committed to the development of four new projects for the Leisure Development Programme. This is to ensure that the Programme continues to provide a portfolio of excellent sport and leisure facilities in the District to encourage healthy and active lifestyles for at least the next 30 years. In order to deliver these projects, it will be necessary to extend the fixed term project management resource within the Leisure Development Programme staff team. In order to do this, it will be necessary to make a sum available in the General Fund Balance in case one or more of the projects do not proceed, and therefore the salary cannot be capitalised.

For each of the projects recommended to be commenced the next stages of the development of the project will include such tasks as; the preparation of designs; the carrying out of site surveys; preparation of a project timetable and risk register; a detailed assessment of costs; applications for grants; legal discussions with stakeholders and landowners where required; the preparation of planning applications where required; the procurement of preferred contractors (without signing any construction contracts) and sundry other tasks.

## Recommendations

- (1)** That Cabinet approves the expenditure of a sum not to exceed £225,000 from CIL funding received by the Council on project development activities in support of the project to construct a new athletics facility on land close to Fusiliers Way in Warwick, such that a further report can be made to Cabinet to seek funding for the fully prepared scheme in due course.
- (2)** That Cabinet approves the expenditure of a sum not to exceed £150,000 from CIL funding on project development activities in support of the project to construct a new footpath and cycleway from Myton Road to Fusiliers Way in

Warwick, such that a further report can be made to Cabinet to seek funding for the fully prepared scheme in due course.

- (3) That Cabinet approves the expenditure of a sum not to exceed £60,000 from s106 funds received by the Council on project development activities in support of the project to construct a new artificial turf pitch (ATP) for football at the Newbold Comyn football pitch site, such that a further report can be made to Cabinet to seek funding for the fully prepared scheme in due course.
  - (4) That Cabinet approves the use of up to £25,000 from the Community Centre Acre Close Feasibility Reserve for project activities to completely refurbish the Multi-Use Games Area (MUGA) at Acre Close Whitnash, recognising that this work will be owned by Whitnash Town Council and supported by officers within the Leisure Development Programme and that a grant agreement will be entered into with Whitnash Town Council for utilisation of this funding.
  - (5) That Cabinet agrees to release £202,470 from the General Fund Balance to provide funding for the development and management of the projects identified in this report by the extension of the three fixed-term posts in the Leisure Development Programme Team from 31<sup>st</sup> December 2022 to 1<sup>st</sup> September 2024 on the basis that these posts will be capitalised if the projects proceed and instructs officers to keep the staff resources available to the team under review at appropriate times during the intervening period.
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## **1 Background/Information**

- 1.1 The objective of the Leisure Development Programme is to encourage healthy and active lifestyles in the District by providing a series of high-quality, up-to-date sport and leisure facilities that will enable a service of excellence to be delivered to residents and visitors to the District for at least the next 30 years.
- 1.2 The completed projects at Newbold Comyn and St Nicholas Park Leisure Centres (2018), the Artificial Turf Pitch for football at Racing Club Warwick (2021) and the Whitnash Civic Centre and Library (2021) demonstrate the projects delivered to date. The two leisure centres are recognised by Sport England as national examples of Best Practice in the refurbishment of existing leisure centres.
- 1.3 The demolition and reconstruction of brand-new facilities at Abbey Fields Swimming Pool and Castle Farm Recreation Centre, as the next phase of the Leisure Development Programme, has been approved by the Council. Contracts have now been signed for the demolition of the Castle Farm Recreation Centre and the construction of the new Castle Farm Leisure Centre. It is anticipated that by the time of this meeting contracts will be signed for the demolition and reconstruction of Abbey Fields Swimming Pool. A verbal update can be provided at the meeting.
- 1.4 A number of other projects have been identified for the next stage of the Leisure Development Programme. This report proposes committing officer time and financial resources to the development of these projects. The resources will be required to develop these projects to the point where there is an agreed design, a planning application prepared, costs established and legal requirements completed. At that point in each project a further report can be submitted to Cabinet to request the commitment of the funding required to complete the projects. Depending on the costs established for the refurbishment of the MUGA in Acre Close, this project may be able to proceed to delivery without a further report to Cabinet.

## 1.5 **Athletics Facility**

- 1.5.1 The proposal is to replace the existing athletics facility at the Edmondscote Sports Ground with a brand-new facility on land near Fusiliers Way. The current facility is in need of substantial repair. A replacement of the track surface, which would further the life of the facility for a further 5 years, would cost around £308,000 to £428,000. A replacement of the track and some ancillary works, including installing a car park and accessible changing which would extend the life of the facility for 8 - 10 years, would cost around £809,000 to £929,000. A full refurbishment of the facility, including the demolition and reconstruction of the pavilion, which would assure the future of the facility, would cost around £1,073,000 to £1,193,000. These figures were calculated in relation to this site in December 2020 and will have been subject to subsequent inflation.
- 1.5.2 However, even if this work was carried out, the existing facility is not well-located. The track is low-lying and subject to flooding, which damages the track surface. Access to the facility is via a residential cul-de-sac which creates regular parking issues for users and residents. The location is within the town, which generates traffic, but it is not close to any schools, which reduces curriculum use of the facility.
- 1.5.3 The new location has a number of advantages over the existing site. The location is easily accessed by car, which improves access for regular users and visiting competitors and reduces traffic movements in town. Car parking will be considerably better, by sharing parking with the football stadium or other facilities in the area. If the stadium should not be constructed the Council owns the land such that it will be possible to construct a smaller car park for the athletics alone. It is also easily accessed on foot and by bicycle, especially if and when the Myton Path is constructed. It is likely that the site will be free draining (confirmation still to be established via survey). The site will be surrounded by schools, and will offer walking distance, traffic free access to Myton School, Warwick School, Evergreen School and the two schools yet to be constructed on the site. The site is also relatively close to the Champion School and to the new Oakley Grove secondary school and several other primary schools. This should maximise curriculum and extra-curriculum use of the facility.
- 1.5.4 If the new facility is developed, it will be possible to develop new uses for the existing site near Edmondscote Road. The site borders the River Leam, and the removal of the athletics facility will enable an extension of the existing riverside walk through Leamington. With co-operation from one other landowner, this would enable the creation of a continuous riverside walk from Newbold Comyn to Potterton's Field near the Emscote Road. It may be possible to develop a proportion of this site for housing, although this proposal has not yet been fully investigated. It would be possible to create public open space on the remainder of the site. If this is designed correctly, this may also help with flood alleviation measures. The re-development of this site, if it is agreed that the athletics facility will move, will be subject to a further report to the Cabinet.
- 1.5.5 The new site is shown at point 3 in Appendix One to this report. It forms part of the Masterplan for the wider site which has already been agreed in principle by Members (Cabinet Minute Number 125). The land is currently owned by Warwickshire County Council who received the land from the developer of the nearby land as part of a planning condition. Its use is allocated for community and educational purposes. Part of the next stage of this project is to negotiate with the County Council for a long lease or freehold of this land. The terms of

any such transfer will be included in the subsequent report to Cabinet for approval. Officers of the County Council are supportive of this proposal.

- 1.5.6 Another task in the next stage of this project is to devise a detailed programme. A draft programme for this work is shown in Appendix Two of this report. Officers are liaising closely with County Council and Department of Education colleagues who are developing the projects for the Myton Gardens Primary School and the Alternative Provision Myton School respectively. It will be important that the programmes for all these projects, as well as the Myton Path, are properly aligned to maximise co-operation and minimise any clashes.
- 1.5.7 It will also be necessary to procure a Project Management and Design Team for this work. The contract with the members of the Team will be constructed so that the Council is only employing them to deliver the initial design and to supervise the surveys and preparation of a planning application in the first instance. We will then reserve the right to terminate the contract at that point, in case it is decided not to proceed with the project when it is brought back to Cabinet.
- 1.5.8 A critical part of the next phase of the project will be to establish an accurate estimate of the cost of the final project. The current estimate is between £3 million and £4 million. However, prices within the construction industry are extremely volatile at present, so it will be important to make as accurate an estimate as possible of the cost of the project, in order to present this for approval when the subsequent report is brought to Cabinet. It will also be necessary to identify the sources of funds to finance this project. £1.8 million is currently allocated to this project in the CIL budget, but this is subject to change and a more confirmed source of funding will be required before the project proceeds to the delivery phase.
- 1.5.9 It will also be necessary to identify the future management model for the new facility during the next phase of the project. It will be necessary to identify and consider each option fully in order to make recommendations to the Cabinet in the next report on this project.
- 1.5.10 Council officers are in regular liaison with the athletics clubs that use the existing facility. The Clubs will be involved in the design process for the new facility, along with the facility advisers for England Athletics, the National Governing Body of the sport in England. The Council has agreed with the clubs that there will a design policy of 'no detriment'. In other words, the new facility will be at least as good as the existing facility in all of its key design and performance characteristics, such as number of lanes, quality of lighting and so on. Obviously, it is hoped in many cases to exceed the existing design. All existing clubs have also been assured that they will be able to secure bookings for the new track. Although these may not be identical bookings, the same principle of 'no detriment' will apply. Charges for the use of the new track will be agreed by Council as part of the normal, annual Fees and Charges Report to the Council.

## 1.6 **The Myton Path**

- 1.6.1 The intention of the proposal to install the Myton Path from Myton Road to Fusiliers Way is to improve traffic characteristics in the area. At present, parents and teachers travelling to the Myton School and Warwick School contribute to traffic congestion on the Myton Road during term time. Parking on site at Myton School is also difficult.
- 1.6.2 The proposal is to install a public footpath and cycle way in the location shown

as 'L' on the Masterplan attached as Appendix One to this report. The path leaves Myton Road at the western end of the Myton School site, almost opposite the footpath and cycleway to Kingfisher Pool and St Nicholas Park, which is National Cycle Route 41. The path then follows the western boundary of the Myton School site, passing between Myton and Warwick Schools, and then joining Fusiliers Way near the proposed car park for the Community Stadium.

- 1.6.3 This route enables a number of improvements in the traffic characteristics in the area. By providing a rear vehicle and pedestrian entrance to Myton School, it enables the school to build a new car park at this entrance, at point 'D' on the Masterplan in Appendix One to this report. This will relieve parking on the site, traffic congestion and air pollution on Myton Road. This also enables pupils, staff and customers of the John Atkinson Sports Hall and pitch to enter as pedestrians or cyclists via this route, further reducing congestion, pollution and hazard on Myton Road, and giving people living on this side of the school a shorter journey to school. The school's research suggests that one third of pupils and staff may choose to use this route. If the Community Stadium car park gets built, it also provides substantial parking for parents picking up and dropping off pupils. By providing a rear pedestrian access to Warwick School this will also enable pupils and staff to enter via this route, and for parents to use the Stadium car park if it is built.
- 1.6.4 Furthermore, by providing a link into the Warwick Technology Park it achieves two further benefits. It enables staff at the Technology Park to utilise National Cycle Route 41 and this path to get to work by bike or on foot from the Myton Road and St Johns areas of Warwick, as well as from further afield if required. The County Council Highways Department are particularly interested in this opportunity. Secondly, it enables the customers of the Community Stadium to utilise a second pedestrian route from the Technology Park, where match day parking may be made available by the tenants, to the Stadium.
- 1.6.5 Finally, by providing a pedestrian and cycling link between these two roads it significantly improves the interconnectedness of the 'green transport' network in south Leamington and Warwick, which should encourage both more sustainable travel and healthier lifestyles. This in turn should reduce traffic congestion on roads in the area. The suggestion has the support of both senior schools, local District Councillors, the local County Councillor, Clean Air Warwickshire, the County Highways team and the Warwick Police Safer Neighbourhood Team.
- 1.6.6 The route proposed will require the securing of a long lease or freehold on land that is currently owned by the Myton School and also to other land owned by Warwickshire County Council. The disposal of land by Myton School requires the permission of the Secretary of State for Education, which can apparently be a lengthy process. Regular meetings are already being held with Myton School and they are supportive of this proposal. The County Council are also supportive of the proposal. It is proposed that the route should be adopted as a public footpath, and so this will be discussed with the County Council Highways Department as part of the project development.
- 1.6.7 One important element of the design will be public safety. It is intended to install CCTV cameras on the Council's wider system, as well as a Help Point halfway along the path, in order to maximise safety.
- 1.6.8 Another role within the development of the project will be to develop a detailed programme for the work. As with the Athletics Facility, the Myton Path passes

close to other sites on the Masterplan, and so it will be important to ensure that the various programmes maximise co-operation and minimise clashes. The draft programme is shown as Appendix Three to this report.

- 1.6.9 It will also be necessary to procure a Project Management and Design Team for this project. It may be appropriate to combine this procurement in order to secure a single team for this project and the athletics facility, but this decision will be made at a later date. As with the athletics facility, a break clause will be included to ensure that the Council can terminate the appointment without penalty if it is decided not to continue with this project when the next report is submitted to Cabinet.
- 1.6.10 It will be necessary to establish the likely costs for this project before it is presented back to Cabinet for approval. The current estimate is between £1.5 million and £2 million. However, construction costs are extremely volatile at present. It will also be necessary to identify the likely funding available for this project. Grant funding and external funding will both be sought for this project. £1,055,000 is currently allocated in the CIL budget, but this budget is subject to change and a more confirmed allocation will be required when the project is ready to progress.

## 1.7 **Artificial Turf Pitch at Newbold Comyn**

- 1.7.1 Warwick District Council has undertaken an analysis of the demand for outdoor sports pitches in the District, in collaboration with Sport England. The findings of this analysis, along with the implications for future provision and allowing for the increases in population envisaged in the Local Plan have been used to devise a Playing Pitch Strategy for the District. The up-dated version of this Strategy was approved by Cabinet at their meeting of 10<sup>th</sup> July 2019 (Cabinet Minute 11). One of the conclusions of this Strategy is to define the number of Artificial Turf Pitches (ATP) that will be required to satisfy the likely demand for football in the District.
- 1.7.2 Officers have worked with Sport England and the Football Foundation to establish where the identified facilities can best be placed in the District to ensure appropriate distribution to best reflect demand. It is also important to ensure a good spread within the District.
- 1.7.3 It is considered appropriate to locate one of the new facilities at the Council's existing football facility at Newbold Comyn. This is also in accordance with the Masterplan for Newbold Comyn, which shows a new ATP on this site. The area already has many grass football pitches, and it is an existing hub for the sport. There is existing parking at the site and there are also existing changing rooms, although these will need to be re-modelled to comply with modern standards.
- 1.7.4 It is proposed to locate the ATP in the location shown at 6 on the Masterplan for Newbold Comyn, which is presented as Appendix Four to this report. The Council owns the whole of the site, and so there is no requirement for any transfer of land ownership in order to develop the facility. However, the Council is seeking a substantial grant from the Football Foundation for the provision of this facility, and in order to qualify for a grant it has been necessary to enter into a development agreement with the Foundation. This same process was also followed for the development at Racing Club Warwick.
- 1.7.5 This location is close to the car park for the site, as many users of ATPs do not use changing rooms, and so can go straight to the venue. The car parking provision for this facility will need to be considered in the context of wider car parking on the site. The location will take up space currently occupied by 3

existing smaller sided grass pitches for junior football. It will be possible to relocate two of these pitches to other locations within the site. One junior grass pitch will be lost, but this will be more than compensated for with the substantial increase in football that can take place on the ATP. This loss of a pitch would need to be agreed with Sport England, but application would be made on the basis of their 'Exemption 5' which applies when the sporting benefit of a loss of playing fields is more than compensated for by the additional sporting facilities created.

- 1.7.6 The site will require floodlights for evening use. In order to obtain planning permission for the installation of floodlights, it will be necessary to carry out surveys to ascertain the wildlife on the site and to assess the potential impact on such wildlife of the floodlights. Floodlights in this location will not impact on residential properties. The environmental impacts of this project will be considered as part of the overall biodiversity of the wider site.
- 1.7.7 The existing changing rooms on the site will require substantial refurbishment in order to bring them up to date with current standards of design and safeguarding. This would be necessary regardless of the installation of the ATP, but it will be a condition of any grant from the Football Foundation, so the refurbishment will be undertaken as part of this project.
- 1.7.8 The Football Foundation are very supportive as a potential funder of this project. Officers will work closely with the Foundation throughout the next phase of this project, as well as through the construction phase if this is approved. The Foundation have knowledge of many similar projects, and their advice will prove as valuable as their financial contribution to the project, if they agree to help fund the works.
- 1.7.9 It is proposed to employ a Design Team for the changing room element of the work. It will not be necessary to procure a Project Management resource for this work, nor a Design Team for the ATP, as the Football Foundation provide these resources as part of their support for the project. However, all work on this project will also need to co-ordinate with the other projects in the masterplan for the site.
- 1.7.10 It will also be necessary to establish a project timetable for the works. This timetable will need to be appropriate for the programme requirements of both the Football Foundation and the Council, including other projects on the site. A draft timetable is included as Appendix Five of this report.
- 1.7.11 As part of the next phase of the project it will be necessary to establish as accurate as possible a cost plan for the works. Whilst costs for the ATP are relatively easy to establish, as it is similar to other facilities funded by the Football Foundation, the substantial refurbishment of the changing rooms and any re-modelling of outside areas will be less easy to price effectively. It is currently estimated that the cost of the ATP will be between £800,000 and £1.5 million. It is further estimated that the costs of the works to the changing rooms will be between £600,000 and £1.25 million. However, costs within the construction industry are extremely volatile at present and a more detailed costing will be required.
- 1.7.12 It will also be necessary to identify the sources of funding for this facility. This will depend on the Council's use of s106 funding and any potential grant from the Football Foundation. The next report on this project will establish the likely sums from each of these sources. Clearly, at this stage the grant from the Football Foundation is not confirmed and will be subject to a decision by their Board once more details can be provided on the scheme.

1.7.13 As well as the costs, it will be necessary to establish the income that can be received from this facility once it is constructed. ATP facilities are good revenue earners and the Football Foundation suggest that such facilities can typically generate an income of between £65,000 and £85,000 per annum. Some of this income will be used for the maintenance and planned replacement of the facility. As part of developing a business plan for the facility, the next phase of the project will consider the preferred management model for the facility. The management model selected will have an influence on the amount of income received from the Council from this facility. The model selected will in turn be part of the decisions reached on the management of the grass pitches in the District. Members will be aware from a report considered by Cabinet at their meeting of 9<sup>th</sup> December 2021 (Cabinet Minute Number 10) that the management of the grass football pitches owned by the Council will be considered once the work on the management of tennis and athletics facilities owned by the Council is concluded.

1.7.14 Another influence on income will be the programme of use that is used at the facility. The Football Foundation will pay particular attention to this element, and once agreed it will have to be implemented in full by the facility operator. An appropriate programme of use for a Council-owned facility will include sufficient provision for uses such as walking football, male and female teams, a wide variety of ages and both recreational and league play.

## **1.8 Multi-Use Games Area in Acre Close, Whitnash**

1.8.1 The Leisure Development Programme has recently assisted Whitnash Town Council in the construction of the Whitnash Civic Centre and Library in Acre Close Park. As part of this work, the skate ramp and the outdoor trim trail were both moved and refurbished, the playing pitches were re-laid and a new car park was created. However, the existing Multi-Use Games Area (MUGA) was not improved. It is in need of significant refurbishment to bring it up to the quality of the other facilities in the area and to be a useful resource for informal sport.

1.8.2 It is known that there are a number of other MUGAs in the District that would also benefit from refurbishment. Furthermore, the Football Foundation has expressed a wish to provide funding for the improvement of existing MUGAs and the creation of new ones. They have suggested that, as these are smaller projects than items such as ATPs, local authorities could provide a 'portfolio' of possible MUGA scheme projects for consideration by the Foundation, and then apply for funding for the whole portfolio at once. There would also be economies in design costs and project management if a number of MUGAs were refurbished at the same time.

1.8.3 It is therefore proposed that the MUGA in Acre Close is treated as a 'pathfinder project'. Designs, costs, planning issues and project lessons can be established in refurbishing the Acre Close MUGA that can then be used to design a portfolio application to the Football Foundation for funding for similar facilities around the District. The facility would be designed for the playing of both football and basketball. The Football Foundation would not fund this pathfinder project.

1.8.4 There is £25,000 available in the Community Centre Acre Close Feasibility Reserve to fund the work on Acre Close MUGA. It is possible that this will prove sufficient to pay for the refurbishment, but it is expected to be more likely that the costs will be in the region of £35,000 to £50,000 in total. Part of the next phase of the project will be to establish the costs in detail and to establish the sources of funding for such costs.

- 1.8.5 The proposed timetable for the works is shown as Appendix Six to this report. This timetable may need to be adjusted as work proceeds.
- 1.8.6 The land is owned by Whitnash Town Council and so there will be no legal or procurement implications of delivering this work, as the procurement of the contractor and the signing of contracts for delivery will be the responsibility of Whitnash Town Council as the clients for this project. Leisure Development Programme officers will assist the Town Council in the management of this process. The District Council will require some assurances from the Town Council with regard to public access and responsibilities for maintenance, in order for them to receive a grant and project management support from the District Council.
- 1.8.7 This smaller project does not require the procurement of a Design Team or an external Project Management Team. There are a number of 'off-the-peg' design solutions for MUGAs available in the market. If none of these are considered appropriate for the Council's needs in designing a generic design for MUGAs in the District, then resources provided in-house and by suppliers will be sufficient to deliver an appropriate facility.
- 1.8.8 The design of the facility proposed will have an influence on whether or not Planning Permission is required for the refurbished facility. This will be factored into the project design and the project timetable. Development colleagues will be consulted at appropriate points in order to manage this aspect of the work.

## 1.9 **Staffing resources**

- 1.9.1 The Leisure Development Programme team consists at present of two permanent posts, one fixed-term, part-time appointment and two fixed-term secondments from other council departments. The three fixed-term posts currently all finish in December 2022.
- 1.9.2 In order to deliver the projects identified in this report and to complete the Kenilworth projects, it will be necessary to extend the fixed-term part-time appointment and the two fixed-term secondments from their current termination date of December 2022. On the basis of the current project programmes, the three fixed-term appointments will need to be extended to 31<sup>st</sup> August 2024.
- 1.9.3 These extensions are based on the existing, draft programmes for the projects involved in this report and for the projects in Kenilworth. This requirement will be reviewed as the programmes for the projects develop and if necessary, this will be amended within the further reports to Cabinet on the progression of these projects. It is also possible that other projects may be added to the Leisure Development Programme during that time, which may also influence the staffing resources required.
- 1.9.4 In order to extend the three posts as outlined in paragraph 1.9.2 above it will be necessary to identify £202,470 from the General Fund Balance to provide funding for the development and management of the projects identified in this report. However, it should be noted that the costs for these posts can be capitalised for any project that proceeds to construction. The sum is therefore primarily a reserve in case any project should not eventually be capitalised.

## 2 **Alternative Options available to Cabinet**

- 2.1 The alternative option with regard to the athletics facility would be to refurbish the existing facility at Edmondscote Sports Ground. This would fail to take advantage of the locational benefits of the new site over the existing site, as

shown in paragraphs 1.5.2 and 1.5.3 above. It would mean that the existing site could not be used as a riverside walk and public open space.

- 2.2 The alternative option with regard to the Myton Path would be to not proceed with this proposal. The benefits of the proposal for sustainable travel and the relief of traffic congestion are made clear in section 1.6.3 to 1.6.5 above.
- 2.3 The two alternative options to the construction of an Artificial Turf Pitch at Newbold Comyn would be to either not construct an ATP, or to construct it in a different location. If the ATP is not constructed then the Council may fail to meet the targets for new ATPs in the Playing Pitch Strategy. If another location is chosen then the benefits of this location as shown in paragraph 1.7.3 above cannot be realised.
- 2.4 The two alternatives to the refurbishment of the MUGA in Acre Close Park is to either not refurbish the existing facility, or to wait to include the project within a wider portfolio of MUGA projects across the District. If the facility is not refurbished it will not serve as a suitable facility to promote healthy lifestyles and it will not be of a similar standard to other facilities on the site. If it is not used as a 'pathfinder project' it will not be possible to learn the lessons of this project in submitting a wider project for MUGA refurbishment and creation to the Football Foundation at a later date.

### **3 Consultation and Member's comments**

- 3.1 Consultation with the Athletics Clubs that currently use the Edmondscote Sports Ground is undertaken every two months. Members of the Club Committees will be engaged in assisting with the design of the new facility, the facilities to be provided and the management of the new site. In addition, officers consult regularly with the facility advisers for England Athletics, who have a wealth of experience and expertise to bring to bear on the project.
- 3.2 Local Ward Members have been kept up to date on the proposals for the Myton Path. In addition, regular liaison is undertaken with colleagues in the Education and Highways Departments of Warwickshire County Council, and these meetings will continue as the various projects in the Masterplan are delivered. Regular meetings are held with both Myton School and Warwick School with regard to the progress on the Myton Path and other matters.
- 3.3 Regular meetings are also held with the Football Foundation and the County Football Association with regard to the ATP at Newbold. It has been agreed by the Council and the Football Foundation that the proposed facility at Newbold is the highest current priority within the Local Football Facility Plan, and so should be the next project to be delivered under the auspices of the Plan.
- 3.4 Local Ward Councillors have been closely involved in proposals to refurbish the MUGA in Acre Close, Whitnash, and if this project is approved it will be delivered with close co-operation between the Council and the Whitnash Town Council. The proposals to develop a portfolio of potential MUGA projects across the District has been discussed with colleagues from the Council's Green Spaces team.

### **4 Implications of the proposal**

#### **4.1 Legal/Human Rights Implications**

- 4.1.1 The legal issues of each of the projects will be considered as they develop. Whilst some constraints are identified in this report, others may emerge over time. In addition to the usual contract and property work, external funders will require agreements to be put in place.

## 4.2 **Financial**

- 4.2.1 The financial implications of this report are limited to the sums proposed to be allocated within the Recommendations in section 2 above. The sum of £225,000 for project development work on the athletics facility and £150,000 for the Myton Path were both approved in the report on Community Infrastructure Levy (CIL) approved by the Cabinet at their meeting on the 10<sup>th</sup> March 2022 (Cabinet Minute Number 7). This report seeks to begin using these funds on the projects described. The costs of the delivering each of the projects will be covered in more depth in the subsequent reports which will be brought back to Cabinet to seek approval to progress each project to the delivery phase.
- 4.2.2 The s106 funds which will be used to fund the project development work described in Recommendation 3 above are £51,085.47 from project W/14/0322 Hawkes Meadow and £8,914.53 from project W/13/0607 Land north of Southam Road. These have already been received by the Council.
- 4.2.3 The costs contained within the Recommendations can be estimated as follows, although these are only initial estimates and will need to be firmed up in the next stages of project development. Athletics Facility – Design costs to RIBA Stage 2 = £200,000; Surveys = £40,000. Myton Path – Design costs to RIBA Stage 2 = £100,000; Surveys = £33,000. Artificial Turf Pitch – Design Costs to RIBA Stage 2 on pavilion £25,000; Surveys = £35,000. Costs for the Multi-Use Games Area in Whitnash will depend on the nature of the project as it develops.

## 4.3 **Council Plan**

- 4.3.1 People – Health, Homes, Communities. The primary purpose in proposing these four projects is to encourage residents and visitors to the District to adopt and maintain healthy and active lifestyles. It is known that high quality sport and leisure facilities encourage more people to get active and to stay active. Sustainable transport also encourages the same positive attitudes. The provision of such facilities within local communities also encourages the sense of community that comes from using local facilities.
- 4.3.2 Services – Green, Clean, Safe. The provision of new sport and leisure facilities and a sustainable transport link offers the opportunity to provide more sustainable designs. To take one example, floodlights at the existing sports facility can be replaced with much more sustainable designs at the new facility. The design of all the facilities will take the safety of the future customers as the key design consideration. For example, the installation of CCTV and a HelpPoint on the Myton Path will make help supervision and keep users safer.
- 4.3.3 Money – Infrastructure, Enterprise, Employment. The provision of high-quality sport and leisure facilities and sustainable infrastructure will make an important contribution to the quality of the public infrastructure within the District. An improved athletics facility and a new ATP at Newbold will each increase employment. The construction phase of each project will provide valuable contracts for business.
- 4.3.4 People – Effective Staff. These projects will further the experience of colleagues in the Leisure Development Programme in the management of leisure refurbishment or construction projects of various sizes. Working with Whitnash Town Council on the Acre Close MUGA and with the Football Foundation on the Newbold Comyn ATP will give staff further experience with working with project partners, which will be an important skill for future work for Warwick District Council.
- 4.3.5 Services – Maintain or Improve Services. The provision of new or refurbished

sport and leisure facilities and a sustainable transport link will improve the services provided to existing customers of such facilities, and the new customers who will be generated by the new facilities.

- 4.3.6 Money – Firm Financial Footing over the Longer Term. A new athletics facility will reduce the maintenance costs of the existing facility. Greater use of the new facility will have a positive net effect on the Council’s finances. The proposed ATP at Newbold Comyn will generate a revenue income stream for the Council.

#### **4.4 Environmental/Climate Change Implications**

- 4.4.1 The construction of new facilities will enable more sustainable features to be included in the designs, including LED floodlighting and street lighting. At the athletics facility and the Newbold Comyn pavilion more sustainable designs for the built elements will improve on existing buildings. Construction methods at all four projects will also be selected on the basis of maximising the sustainability of both the construction process and the finished design.

#### **4.5 Analysis of the effects on Equality**

- 4.5.1 An Equality Impact Assessment will be carried out for each of the four projects as part of the next phase of each project’s development. The outcome of the assessment will be used to influence facility design and the future management of the facility.

#### **4.6 Data Protection**

- 4.6.1 There are no specific data protection implications of the four proposals at this stage.

#### **4.7 Health and Wellbeing**

- 4.7.1 The promotion of health and wellbeing through the encouragement of a healthy and active lifestyle is the driving purpose behind all four of these proposals. Include a summary of the health and wellbeing implications of the proposal.

### **5 Risk Assessment**

- 5.1 A Project Risk Assessment for each project will be developed as the next stage of each project. These will assess the likelihood of the risk occurring and the impact if such a risk should occur and identify mitigating actions that can reduce the likelihood or the impact of each risk.

### **6 Conclusion/Reasons for the Recommendation**

- 6.1 The Leisure Development Programme has delivered a number of high-quality sport and leisure facilities for the District. That work is continuing with two major projects in Kenilworth at present. This report proposes that four more projects within the Leisure Development Programme should be permitted to move to the project development stage, with a view to preparing sufficient information on each project to bring a firm and costed proposal back to Cabinet in due course to seek permission to move to the delivery phase. If the Acre Close MUGA can be delivered from existing resources this project could move straight to the delivery phase without coming back to Cabinet for approval.
- 6.2 The development of these four projects will continue to develop the Council’s growing reputation for high-quality leisure projects and, more importantly, will continue to encourage the District’s residents and visitors to adopt active and healthy lifestyles.

**Background papers:**

Appendix One – Masterplan for developments adjacent to Fusiliers Way

Appendix Two – Programme for Athletics Facility Relocation

Appendix Three – Programme for Myton Path footpath and cycleway

Appendix Four – Masterplan for Newbold Comyn

Appendix Five – Programme for Newbold Comyn Artificial Turf Pitch for football

Appendix Six – Programme for Acre Close Multi-Use Games Area

**Supporting documents:** None

## Report Information Sheet

Please complete and submit to Democratic Services with report

<b>Committee / Date</b>	6 <sup>th</sup> July 2022	
<b>Title of report</b>	New projects for the Leisure Development Programme	
<b>Officer / Councillor Approval *required</b>	<b>Date</b>	<b>Name</b>
<b>Ward Members(s)</b>	14 <sup>th</sup> June	Jacqui Grey, Neale Murphy, Mary Noone, Geraldine Cullinan, Colin Quinney, Adrian Barton, Judith Falp, Robert Margrave
<b>Portfolio Holder</b>	14 <sup>th</sup> June	Moira-Ann Grainger
<b>Financial Services *</b>	14 <sup>th</sup> June	Andrew Rollins/ Dilip Dabasia
<b>Legal Services (*SDC)</b>	14 <sup>th</sup> June	Kathryn Tebbey
<b>Other Services</b>	14 <sup>th</sup> June	Ruth Hytch/ Nora Darby
<b>Chief Executive(s)</b>	14 <sup>th</sup> June	Chris Elliott
<b>Head of Services(s)*</b>	14 <sup>th</sup> June	Rose Winship
<b>Section 151 Officer</b>	16 <sup>th</sup> June	Andrew Rollins
<b>Monitoring Officer</b>	16 <sup>th</sup> June	Andrew Jones
<b>CMT (WDC)</b>	16 <sup>th</sup> June	As above
<b>Leadership Co-ordination Group (WDC)</b>	23 <sup>rd</sup> June	Andrew Day
<b>Other organisations</b>		None
<b>Final decision by this Committee or rec to another Cttee / Council?</b>	Yes	
<b>Contrary to Policy / Budget framework?</b>	Yes	
<b>Does this report contain exempt info/Confidential? If so, which paragraph(s)?</b>	No	
<b>Does this report relate to a key decision (referred to in the Cabinet Forward Plan)?</b>	Yes, Forward Plan item 1265 – scheduled for 6 <sup>th</sup> July 2022	
<b>Accessibility Checked?</b>	Yes	