

REPORT TITLE: PROPOSED ACQUISITION OF CHILCOMB SPORTS GROUND,  
PETERSFIELD ROAD, WINCHESTER

14 MARCH 2018

REPORT OF PORTFOLIO HOLDER: Cllr Steve Miller Portfolio Holder for Estates  
and Grants

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WARD: UPPER MEON VALLEY

PURPOSE

The purpose of the report is to update Members on the terms which have been agreed with Hampshire County Council, for the acquisition of the Chilcomb Sports Ground, Petersfield Road, Winchester.

The report seeks approval to the expenditure necessary to secure the site, to the creation of a budget to facilitate the future management of the land and to the principle of letting the pitches. The report proposes seeking funding from the FA and other external sources to improve the pavilion.

RECOMMENDATIONS:

It is recommended that:

1. The City Council acquire the freehold of the Chilcomb Sports Group from Hampshire County Council under the terms referred to in the report.
2. That authority be given to incur the expenditure on Stamp Duty referred to in the report and allocation of a supplementary budget of £17,000 from the Major Investment Reserve.
3. The Head of Landscapes and Open Spaces be authorised to licence the playing fields and pavilion for sporting, recreational and community use.
4. That the Head of Landscapes and Open Spaces investigates the availability

of external funding to enable the pavilion to be refurbished and more intensive use to be made of the pitches and reports back in due course.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 The acquisition of this property demonstrates an entrepreneurial approach, helps to improve the health and happiness of the community and improves the quality of the District's environment by protecting this important area of open space.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The purchase price of the sports ground is a £1. The estimated stamp duty land tax of £4,500 can be funded from existing budgets. The on going revenue budget for maintenance, estimated to be £20,000 per annum, is anticipated to be met from income generated by the letting of the property for sporting, recreational and community uses. However, the budget for property maintenance can be met from within existing resources but the additional £17,000 running costs will have to be funded for the first year to enable lettings to be developed. A supplementary revenue budget of £17,000 will be required to be funded from the Major Investment Reserve.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Section 120 of the Local Government Act 1972 provides powers for the Council to acquire land by agreement for any of their functions or for the benefit, improvement or development of its area.

### 4 WORKFORCE IMPLICATIONS

- 4.1 The property will be managed along with other playing fields and sports pitches by the Head of Landscapes and Open Spaces. A contract for the maintenance of the sports pitches will have to be put in place. No staff will be transferred to the City Council by the County Council.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The property comprises three sports pitches and a pavilion. The pitches are situated on free draining soil, are well maintained and could be intensively used even in inclement weather. The maintenance of the property will require a budget to be set up. The pavilion was built in the 1950's and would benefit from investment to improve the quality of the building.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 There have been consultations with the Leader and Cabinet members over the acquisition of this property.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The acquisition of this property will enable the public to make greater use of it. Refurbishment would enable modern low energy lighting systems to be installed.
- 7.2 The availability of the premises may reduce the distance some residents of the City have to travel to access good quality sports pitches.

## 8 EQUALITY IMPACT ASSESSMENT

- 8.1 None

## 9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<b>Property</b> There is a risk that if the City Council did not acquire the property it would be disposed of to a group who did not make the premises available to the general public.	Acquire the site.	Invest in the site and expand public use.
<b>Community Support</b> The retention of the property in public ownership will attract public support		
<b>Financial / VfM</b> There is the risk that the cost of maintaining the land exceeds the income generated from its letting.	Publicise the acquisition and availability of the property. Undertake a refurbishment of the pavilion to enhance its attractiveness to potential customers.	Potential economies of scale with existing services.
<b>Legal</b> There is the risk that there may be onerous conditions attached to the title.	Review of the title papers and usual searches will be undertaken prior to purchase.	
<b>Reputation</b> The City Council has worked closely with the County Council to find a way to retain the ownership of the property	Proceed with the purchase and agree a joint press statement with the County Council	

<p>in the public sector to allow continued public access. If the City Council did not proceed with the purchase, there would be a risk of reputational damage.</p>		
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## 10 SUPPORTING INFORMATION:

### BACKGROUND

- 10.1 This Chilcomb Sports Ground is owned by Hampshire County Council and was until recently used as an employees sports club. When the County Council decided that it could no longer justify continuing to fund the facility for the staff, a number of employees offered to run the property on a voluntary basis. With the retirement of a number of staff who have run the sports ground on a voluntary basis the County Council had to review the retention of the property.
- 10.2 The County Council wished to explore the potential for the sports pitches to remain in public ownership and accessible to the public and approached the City Council to explore the potential to transfer the land to it.
- 10.3 The Land extends to approximately 4.58 ha (11.32 acres) and comprises three sports pitches and a pavilion. The land is shown outlined in black on the plan at appendix A. The pitches are on free draining soil and are capable of intensive use. The site is accessed off the Petersfield Road and is within the National Park.
- 10.4 The pavilion although extensive is of basic construction and would benefit from being refurbished to bring it up to modern standards. Some lettings have been arranged for the year ahead and the County Council have asked that these be honoured by the City Council.

### PROPOSAL

- 10.5 Following negotiation with the Estates Team at the County Council the following terms have been provisionally agreed for the sale of the land to the City Council.
- 1). Hampshire County Council to convey the freehold of the Chilcomb Sports Ground and access road extending to approximately 4.58 ha to Winchester City Council free from encumbrances and with vacant possession upon completion (Save for any short term lettings with Sports Clubs, provided these are fully disclosed to the City Council)
  - 2). The purchase price to be £1.00

3). The conveyance to be subject to a covenant to the effect that the land can be used as a sports and recreation ground with ancillary Club house including a bar, sports injury clinic, minor retail, meeting room, car park and ancillary uses.

4). That buildings and structures necessary to facilitate the use of the land for sporting purposes can be erected on the land

5). That the land can be used for such other purposes as planning permission is granted for save that in the event that the land or part of it was to be used for any purpose other than covered by paragraph 3 above then a further payment would be made to the vendor.

6). The further payment would be calculated by reference to the formula - Market value for the land per acre for the alternative use , based upon a consented development less the cost of services, access and securing the planning consent/ 2 per acre or part thereof.

7). The purchase to be subject to the provision of :-

- an Asbestos Register and confirmation from this that there are no asbestos products in the building which would require removal
- An electrical installation certificate
- Appropriate safety certification for the oil fired boiler
- A copy of the planning consent
- Plans and details of the drainage system and service runs

8). Each party to bear their own legal costs and surveyors fees.

9). The conveyance to be subject to such other terms as are considered necessary by the Head of Legal, to safeguard the City Councils interests and to give legal effect to the transfer.

#### FINANCIAL IMPLICATIONS OF THE PURCHASE

- 10.6 Although the terms propose a consideration of £1 the land has a value for Stamp Duty purposes and tax will be levied on the value of the land. A valuation of the property will be carried out. For the purposes of budgeting only it is not considered that the value of the land will exceed £300,000 and stamp duty on this notional sum is £4,500. This can be accommodated within existing budgets. and authority is sought to pay any stamp duty due when the conveyance is completed.
- 10.7 It will also be necessary to set up a revenue cost centre and budget for the property. While in future there is the potential for income to meet the cost of

running the facility in the first year it will be necessary to fund a budget to ensure that the premises are adequately maintained and secured. It is suggested that the following budget should be put in place for the first year of operation:

Rates	£3,264
Property Maintenance	£3,000
Grounds maintenance	£11,000
Utilities	£1,000
Fuel oil/Boiler	£1,500
Total	£19,764

- 10.8 The property maintenance element of the budget can be funded from within the resources allocated to the asset management plan. However a supplementary budget of £17,000 will be required to be funded from the Major Investment Reserve.
- 10.9 It is recommended that the Head of Landscapes and Open Spaces investigate what funding might be available to enable improvements to be made to the pavilion and pitches to enable the best use to be made of the facility in future. A further report will be submitted to Cabinet for consideration in future.

### CONCLUSION

- 10.10 The terms proposed for the sale of the land to the City Council are beneficial and are of benefit to the Public. The County Council are thanked for agreeing to transfer the property to the City Council and it is recommended the City Council proceed on the basis outlined in the report.

### 11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 The option of not proceeding with the purchase was considered and rejected as being inappropriate in the circumstances.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

None

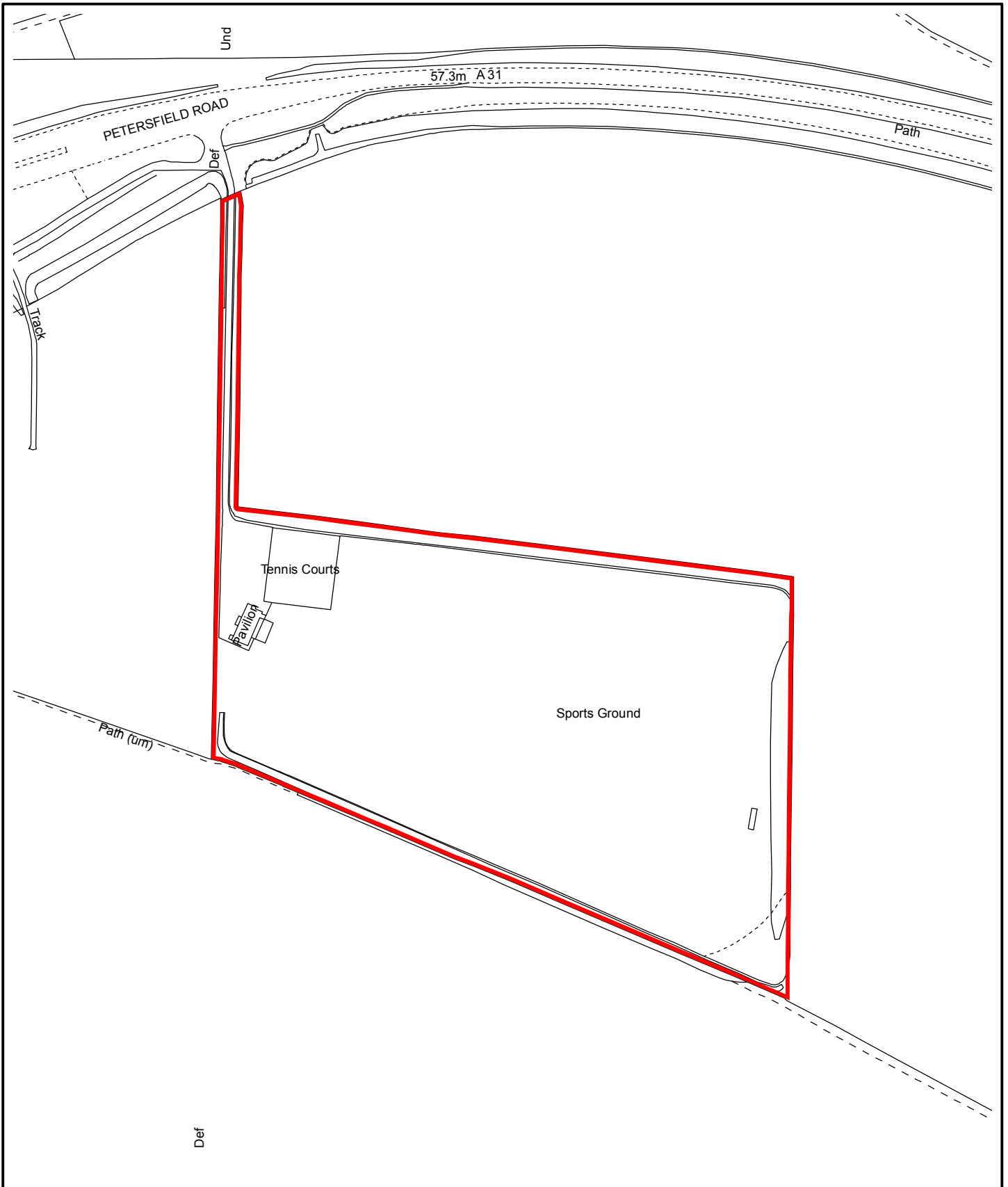
Other Background Documents:-

None

APPENDICES:

Appendix A – Site Plan





# CHILCOMB SPORTS GROUND WINCHESTER

PLAN NO.  
A / 5 / 1811

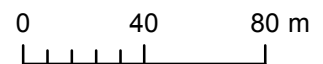
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October 2016

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