

WINCHESTER TOWN FORUM

22 January 2014

CABINET

12 February 2014

NORTH WALLS SKATE PARK AND SPORTS PAVILIONS

REPORT OF HEAD OF LANDSCAPE AND OPEN SPACES

Contact Officer: Damian Offer Tel No: 01962 848419

RECENT REFERENCES:

WTF187 – Winchester Town Open Space Fund, 21 March 2013

PHD535 – North Walls Skate Park – 20 December 2013

EXECUTIVE SUMMARY:

This report provides an update on the North Walls Skate Park project and the current funding position and considers opportunities for allocation of available funding from the Winchester Town Open Space Fund, Sport pot.

The report also provides an update on the proposed refurbishment of sports pavilions at King George V Playing Fields and North Walls Recreation Ground.

RECOMMENDATIONS:

To Winchester Town Forum:

1. To consider the balance of the Sport pot of the Winchester Town Open Space Fund and allocate £15,122 from this to the construction of the North Walls Skate Park.

To Cabinet

2. That the Town Forum's comments be noted.

3. That the Assistant Director (Neighbourhoods and Environment), in consultation with the Portfolio Holder for Neighbourhoods and Environment, be authorised to evaluate tenders received and award the contract for the construction of the North Walls Skate Park.
4. That in accordance with Financial Procedure Rule 6.4, authority be given to incur capital expenditure of up to £270,000 for delivery of the North Walls Skate Park Construction Project.

WINCHESTER TOWN FORUM22 January 2014CABINET12 February 2014NORTH WALLS SKATE PARK AND SPORTS PAVILIONSREPORT OF HEAD OF LANDSCAPE AND OPEN SPACESDETAIL:1 NORTH WALLS SKATE PARK

- 1.1 The skate park project is progressing well. A grant of £100,000 was secured from Veolia Environmental Trust in October 2013. The award of the grant requires that the tender process be complete within four months and a finance agreement signed by 22 February 2014. The tender process is currently underway and tenders are due for return by 31 January 2014.
- 1.2 It is estimated that the total combined for constructing the skate park and MuGA project will be in the region of £330,000; £270,000 for construction of the new skate-park plus £60,000 for re-locating the Multi-use Games Area (MuGA).
- 1.3 The funding already secured for the project is detailed in the table below. As will be noted, there is a shortfall of £75,122 in funding for the project as a whole - £15,122 in relation to the Skate park and £60,000 for re-locating the Multi-use Games Area.

| | |
|------------------------------|---|
| Open space fund play | £124,674 |
| Parish Council contributions | £ 10,204 (Headbourne Worthy & Tichbourne) |
| Veolia Environmental Trust | £100,000 |
| Open Space Fund (sport) | £ 20,000 |
| ----- | |
| Total Funding Available | £254,878 |
| | |
| Total Project Cost | £330,000 |
| | |
| Total Funding Shortfall | £ 75,122 |

- 1.4 An application has been submitted to Sport England (Inspired Facilities Grant) for a grant of £75,122 (i.e. the current total shortfall in funding). However, a decision will not be made by Sport England until early April, which is after the deadline for completing the Finance Agreement with Veolia. It is therefore necessary to identify how the shortfall in funding for the Skate Park element can be addressed, to satisfy Veolia's requirements and secure the £100,000 grant that has been offered.

- 1.5 The Winchester Town Open Space Fund currently has no unallocated funds in the Play pot but does have funding available in the Sport pot. The current balance of the Sport pot as at 1 January 2014 is £251,608.48. However, some of this balance has already been earmarked for specific projects by Town Forum, as detailed below (WTF187 refers):

| | |
|------------------------------------|----------|
| King George V pavilion replacement | £167,000 |
| North Walls pavilion refurbishment | £ 13,000 |
| North Walls Skate Park | £ 20,000 |
| ----- | |
| Total | £200,000 |

Taking the above into account, leaves an unallocated balance of £51,608.48 in the Sport pot of the Winchester Town Open Space Fund.

- 1.6 In order to secure the grant from Veolia Environmental Trust, a further £15,122 is required before 22 February 2014. This will ensure that the building of the skate park is fully financed and meet Veolia's requirements. It is therefore recommended that Winchester Town Forum recommend to Cabinet that it approves the allocation of an additional £15,122 to the project from the Sport pot of the Open Space Fund for Winchester Town.
- 1.7 This would leave an outstanding unallocated balance of £36,486.48 in the Sport pot of the Open Space Fund for Winchester Town.
- 1.8 If the allocation of £15,122 recommended above is agreed, there would still be an outstanding shortfall of £60,000 in the overall cost for the whole project. This equates to the cost of providing the replacement MuGA. It is hoped that the grant from Sport England (as detailed above) will cover this shortfall.
- 1.9 It is proposed that the Council commit to the construction of the skate park at a cost of up to £270,000 on the basis that this element of the project can be fully funded and that the grant offered by Veolia would otherwise be lost. However, at this stage there remains a degree of uncertainty over the feasibility of constructing the replacement MuGA.
- 1.10 It is therefore further proposed that the feasibility of constructing the MuGA be reviewed once Sport England's decision is known in April. Should Sport England not offer a grant, then alternative options for funding the construction of the MuGA will be considered and a further report brought to Town Forum and Cabinet.

2 REPLACEMENT OF SPORTS PAVILIONS

- 2.1 The Council has pavilions on sports grounds at North Walls, King George V and Garrison Ground, which are in need of refurbishment to bring them to a standard that meets modern legislative requirements, particularly the disability access regulations.

- 2.2 The pavilion at North Walls was scheduled to be refurbished in 2013/14 at a total cost of £57,000.
- 2.3 Winchester Town Forum has previously allocated funding from the Town A/C Earmarked Reserve and Sport pot of the Winchester Town Open Space Fund for the costs of refurbishing the pavilions at North Walls and King George V Recreation Ground (WTF187 refers).
- 2.4 However, a further assessment of the pavilions at King George V by Upton McGougan has suggested that the Council would achieve better value for money by demolishing the two existing pavilions and replacing them with a single, modern, purpose-built pavilion, which would have a lifespan of 30 years with significantly lower maintenance and running costs.
- 2.5 The Football Foundation have advised that the Council to use Fareham Borough Council's new pavilion as a suitable blueprint for the replacement facility. A feasibility assessment was therefore commissioned using the Fareham design. This has resulted in a cost estimate of £1,310,000 to demolish the two pavilions and construct a new one, which is substantially greater than previous estimate reported to Town Forum in WTF187.
- 2.6 The construction of a new pavilion would be eligible for a Football Foundation grant for up to 50% of the project cost. The remaining £655,000 would need to be found locally (Town Forum or Open Space Fund).
- 2.7 The replacement of River Park Leisure Centre (RPLC) has a bearing on the preferred course of action for the pavilion refurbishment. The location of the replacement RPLC facility will influence decisions over the future location and layout of outdoor sports provision for cricket and football which will, in turn, determine the need for pavilions to support their use. It is therefore considered inadvisable to proceed with significant expenditure on the pavilions until a decision has been made about the replacement of RPLC. The currently budgeted capital expenditure will therefore be reallocated from the 2013/14 Town Forum budget to that for 2014/15.
- 2.8 Once a decision has been made regarding the replacement of RPLC, it is proposed to review the provision of outdoor sports facilities and associated pavilions at both North Walls and King George V.

OTHER CONSIDERATIONS:

- 3 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):
- 3.1 The development of play areas and the skate park will contribute to the delivery of the following outcome within the Active Communities theme of the Community Strategy 2010-2020, helping children to 'lead active and healthy lifestyles by exercising regularly'. Specifically, the skate park contributes to the following priority:

'provide opportunities for everyone to become more active through organised sport, walking, cycling and other recreational activities, making the most of our natural environment and countryside'

4 RESOURCE IMPLICATIONS:

- 4.1 Options for financing the various projects in this report have been detailed in the body of the report.
- 4.2 The prudential Indicators for the North Walls Skate Park are as shown in Table 1 as set out in Appendix 1 of the Report.
- 4.3 Revenue implications have been considered but are thought to be minimal as the project is the replacement of an existing skate park. It is acknowledged that some costs will be incurred for repairs to the skate park during its life (30 years). This will be consistent with past repairs for the existing park.
- 4.4 The skate park project is currently undergoing a tender process in line with the Council's Contract Procedures Rules and proposal detailed in PHD535.

5 RISK MANAGEMENT ISSUES

- 5.1 Failure to refurbish the skate park will result in a reduction in provision within the Town and will lead to users seeking to utilise unsuitable alternatives such as car parks, pedestrian areas and the town centre. A spray concrete design will also reduce the health and safety risks associated with unsafe ramps and surfacing.
- 5.2 Failure to meet the requirements of the Veolia Environmental Services Grant will result in the withdrawal of the funding offer.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1 – Financial Appraisal North Walls Skate Park

Appendix 1
Table 1 - Financial Appraisal

North Walls Skate Park only

| <u>Prudential Indicators</u> | <u>2012/13</u> | 2013/14 | 2014/15 | 2015/16 | TOTAL |
|---|-----------------------|----------------|----------------|----------------|--------------|
| | £000 | £000 | £000 | £000 | £000 |
| Estimates of Capital Expenditure: | | | | | |
| <u>Non - HRA</u> | - | | | | |
| Construction Cost | | 0 | 270 | | 270 |
| Plans | 14 | | 0 | | 0 |
| Total Capital Expenditure | 14 | 0 | 270 | 0 | 270 |
| Financed by: | | | | | |
| Open Space Fund | (14) | 0 | (170) | | (170) |
| Veolia Environmental Services - Grant | | | (100) | | (100) |
| Revenue Contribution to Capital | | | 0 | | 0 |
| Total Capital Expenditure | 0 | 0 | 0 | 0 | 0 |
| Ratio of Financing costs to Net Revenue Stream: | | | | | |
| Non - HRA | 0.00% | 0.00% | 0.01% | 0.00% | |
| Incremental Impact of Capital Investment Decisions | | | | | |
| Increase / (decrease) in Council Tax - Band D | £0.00 | £0.00 | £0.00 | £0.00 | |
| <u>Budgetary Implications</u> | <u>2012/13</u> | 2013/14 | 2014/15 | 2015/16 | TOTAL |
| | £000 | £000 | £000 | £000 | £000 |
| <u>Capital Programme Budgets:</u> | - | | | | |
| Existing Budgets - North Walls Skate Park | 14 | | 270 | | 270 |
| Existing Budgets - MuGA (Review April / May 2014) | | | 60 | | 60 |
| TOTAL CAPITAL BUDGET REQUIRED | | 0 | 330 | 0 | 330 |