

REPORT TITLE: SPORT AND LEISURE CENTRE RELATED PLAYING PITCH
AND BOXING CLUB IMPLICATIONS

6 JUNE 2018

REPORT OF PORTFOLIO HOLDER: HEALTH & WELLBEING

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WARD(S): ALL

PURPOSE

This report considers the implications of the proposed new Sport and Leisure Centre in relation to the impact on Playing Pitches at the Garrison Ground and the relocation of the Boxing Club.

RECOMMENDATIONS:

1. That a supplementary capital budget of £200,000 be approved, and authority be given to incur capital expenditure, in order to:
 - a) mitigate the loss of pitches at the Garrison Ground, which is estimated to cost up to £100,000;
 - b) to undertake feasibility and design work for a new Pavilion, which is estimated to cost up to £60,000; and
 - c) In the event that the Pavilion project set out in this report is not achievable in the timescales required in line with the Leisure Centre project then up to £40,000 will be required to allow for a temporary relocation of the boxing club.
2. That a supplementary revenue budget of £15,500 be approved in 2018/19 for on-going maintenance costs including improved pitch maintenance at King George V playing fields, leading to a full year requirement of £26,500 per annum from 2019/20.

3. That the principles of relocating the Winchester Boxing Club and combining it with a new Pavilion on KGV are agreed for further consideration, as set out in this report, and that the existing building on the Garrison Ground which currently houses the Boxing Club is demolished, subject to agreeing an alternative location and rehousing of the Winchester Boxing Club.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 The provision of high quality sport and leisure facilities in the Winchester District has been identified as a council priority, as it supports public health and happiness. The Winchester Boxing Club provides a valuable sporting opportunity, it is open to all, and it supports vulnerable groups and in some cases allows them to take part without payment. The club currently has around 100 members. This is an excellent club providing very important community benefits and is very worthy of support.

2 FINANCIAL IMPLICATIONS

- 2.1 There are some immediate budget implications due to the need to mitigate the loss of a full size adult football pitch at the Garrison Ground, both during and post development of the proposed new Leisure Centre and consideration needs to be given to potential relocation of the Winchester Boxing Club currently housed in a building located on the Garrison Ground which will need to be demolished when the new Sport and Leisure Centre is constructed.
- 2.2 Details of the required works are set out below. It is proposed to fund the capital expenditure of up to £200,000 from the General Fund capital receipts reserve.

Mitigation of loss of pitches

- 2.3 The pitch mitigation (see 11.1 below) is estimated to cost £100,000 (one off costs) and the works need to be completed by the start of the next season i.e. September 2018.
- 2.4 In addition, there are ongoing maintenance costs of £26,500 per annum (£15,500 in 2018/19) for improved pitch maintenance to allow for additional games to be played. As KGV is managed by the Town Forum, ongoing maintenance will need to be included in the town account budget. It is proposed the supplementary revenue budget of £15,500 in 2018/19 is funded by the general fund due to the association with the new leisure project. The supplementary estimate in 2018/19 will be funded by additional retained business rates and new burdens grants announced after the 2018/19 budget was set. The ongoing costs from 2019/20 will form part of the outcome based budgeting process.
- 2.5 As set out in the Sport and Leisure Park Design Framework a pedestrian link will be provided between KGV and the Garrison Ground. The cost of providing this link is included in the Sport and Leisure Centre budget and, subject to completing an agreement with the land owner, these works will be undertaken and separate budget approval sought.

Feasibility works for a new Pavilion

- 2.6 The existing building on the Garrison Ground which is currently occupied by the Winchester Boxing Club will need to be demolished in order to construct the proposed Sport and Leisure Centre.
- 2.7 It has been a long term aspiration to provide one new, purpose built, modern Pavilion on KGV to replace the two existing Pavilions thus offering a much higher standard multi functional facility. It is suggested that this option should be carefully considered particularly in relation to also providing a new base for the Boxing Club.
- 2.8 Given the multi use aspiration, there is potential funding available for this from the Football Association (FA) and this might also be an appropriate use of the CIL funding which could be allocated to this project. . The feasibility and design works are expected to cost up to £60,000, during which time the financial appraisal including funding options and ongoing revenue projections will be drawn up.

Temporary relocation of the boxing club

- 2.9 Consideration should be given to relocation of the Boxing Club before construction begins on the Leisure Centre in the spring next year (2019). The new Pavilion project needs to be fully scoped including establishing timelines for delivery and including appropriate consultations with users, residents and the Fields in Trust. It is therefore proposed that this work is undertaken and reported back to Cabinet in the near future. If the timescales are such that this cannot be achieved in time then a temporary relocation of the Boxing club will be required, at a cost of up to £40,000.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The procurement of the new facilities outlined in this report will be delivered in accordance with the Council's procurement requirements.
- 3.2 The current lease with the Boxing Club can be terminated with a short notice period if required but the intention is to work with the Club to find a new suitable base for them. A new lease will need to be drafted for the Boxing Club to occupy the new facility, and or, temporary facility if required.

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 As set out in this report in relation to the obligations to the Boxing Club, the changing pavilions and pitch maintenance.

6 CONSULTATION AND COMMUNICATION

- 6.1 Hampshire FA and Sport England have been consulted and agree with the approach. Meetings have taken place with relevant Football Clubs and the Boxing Club.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 These will be considered as part of the design of the proposed new facilities.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 The improvement of changing and toilet facilities to accommodate all users is a positive benefit.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None

10 RISK MANAGEMENT

- 10.1 The main risk of these proposals is in relation to timing. In order to ensure that the site is available for construction to commence in 2019 the works set out in this report have to be undertaken in advance of agreeing the Full Business Case for the Sport and Leisure Centre.

- 10.2 It is considered that the works to pitches and development of a multi use facility are worthwhile regardless of whether the Leisure Centre is constructed as they will significantly improve conditions at KGV which will benefit a wide range of users and will potentially enable further income to be secured.

11 SUPPORTING INFORMATION:

- 11.1 As the proposals to develop a new leisure facility at the Garrison Ground will result in the loss of a full size adult football pitch, it is recommended that the existing pitches at King George V Playing Fields are upgraded, as set out below, so that they can accommodate the matches displaced from the Garrison Ground :
- Improvements to the grass playing surfaces at KGV to improve their 'quality status' from 'standard' to 'good', in accordance with FA requirements. This will increase the amount of times the pitches can be used for matches and training sessions, thus accommodating the matches/training from the lost pitch on the Garrison Ground
 - Installation of three additional toilets, hand basins and private shower screening within Pavilion 1
 - Maintenance and management of existing vehicle access and parking arrangements at KGV

- Moving some adult male football games from KGV to the Garrison Ground once the Leisure Centre is open. Existing changing facilities and toilets located at the Sports Stadium will be utilised

11.2 The relocation of the Boxing Club to allow for the construction of the Leisure Centre, should that be approved, needs to be considered now in order for the required arrangements to be made and the Leisure Centre site cleared ready for the start of construction.

11.3 A new purpose built Pavilion on KGV to replace the two existing Pavilions incorporating a home for the Boxing Club will be scoped and a further report brought back to Cabinet to consider in more detail. In the event that this cannot be achieved in the required timescales then a temporary relocation of the Boxing Club will be required. The Boxing Club is being kept informed of progress on this matter and supports this approach. Hampshire FA has indicated that they would be supportive of the development of a multifunctional-facility approach and would accept temporary toilet provision on site if there was a delay in delivery of the new facility.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 It would be possible to relocate the Boxing Club to a temporary location but this would be disruptive to this valuable community group, likely to be more costly and there is very little choice of sites for a short term move. Therefore a temporary move pending a permanent relocation has been discounted.

12.2 Similarly it would be possible to build a number of Pavilions to accommodate a variety of uses but this is not the most cost effective solution and negates the benefits of bringing sporting users together.

12.3 .

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

None

Other Background Documents:-

None

APPENDICES:

None