



To: Councillor Richard Johnson Executive Councillor for Communities

Report by: Ian Ross

Relevant scrutiny committee: Community Services Scrutiny Committee 29/06/2017

Wards affected: Abbey Arbury Castle Cherry Hinton Coleridge East Chesterton King's Hedges Newnham Petersfield Queen Edith's Romsey Trumpington West Chesterton

OUTDOOR SPORTS AWARDS TO EXTERNAL SPORTS FACILITIES

Key Decision

1. Executive summary

- 1.1 This report provides an update on sports facility grants for projects originally allocated S106 funding from Strategic S106 funding in January 2015, and were also reported back to this Committee in June 2016, because they had not been able to move their projects forward.
- 1.2 Given that decision-making powers on the use of S106 outdoor sports funding returned to the Executive Committee last October, it seeks approval for increasing the levels of devolved S106 grant funding to a project previously approved by North Area Committee in 2015/16.
- 1.3 The Projects are as follows;

Cambridge Rugby Club – expansion and improvements to their current changing rooms and pavilion and facilities.

Kings School – New 4 court sports hall and associated changing rooms and facilities

North Cambridge Academy – Four floodlit tennis courts.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 confirm approval of the provisionally allocated £200,000 grant to Cambridge Rugby Union Football Club for new changing rooms, subject to a community use agreement and officer approval of the business case for the grant under delegated authority.
- 2.2 allocate and approve an additional £25,000 of outdoor sports S106 funding to the existing £100,000 grant for a total award of £125,000 to North Cambridge Academy for the provision of four floodlit tennis courts, subject to a community use agreement and officer approval of the business case for the grant under delegated authority.
- 2.3 de-allocate the £75,000 of indoor sports S106 contributions and £50,000 of outdoor sports S106 contributions currently earmarked to the King's College School sports hall and changing rooms, following withdrawal of the grant request by the grant applicant.

3. Background

- 3.1 Two of the projects have been given provisional allocations by this Scrutiny Committee for Outdoor and Indoor Sports S106 developer contributions through previous S106 priority setting rounds in January 2015. North Area Committee also allocated local Outdoor Sports funds in previous S106 priority setting rounds in 2015/16.
- 3.2 Whilst many projects proposed at this time have been delivered, some projects take longer to come to fruition given their complexity.
- 3.3 A report to this Committee last June highlighted several such projects, including the proposed changing facility expansion and improvement projects at Cambridge Rugby Club and the Sports Hall at King's College School. These projects at the time of consideration were not in any position for immediate delivery but were considered to be schemes with potential, and hence were given a provisional allocation and directed to come back for formal consideration of award of funds when they were able to be delivered.
- 3.4 The applicants have since been working on their proposed schemes and these are now in a position to be delivered. They have obtained all necessary planning approvals and been fundraising to make the

projects viable and ready for delivery pending these potential final awards.

- 3.5 If the Council is to fund the outstanding capital required for the two awards to Cambridge Rugby Club and North Cambridge Academy these would be from the central Strategic funds of Outdoor Sports Developer S106 Contributions. These funds are no longer held at Area Committee or Ward Level and spends of these funds are now aligned with strategic projects, and those identified within the playing pitch and indoor sports strategies which were approved at planning sub-committee in July 2016.
- 3.6 These strategies highlight the importance of strategic sporting provision across the city and recognise that the council is not the only or main provider of a lot of sporting facilities (especially indoor sport) and needs to work with third party providers to invest and open up facilities for more general public use.
- 3.7 The two projects proposed for funding approval are as follows;
Cambridge Rugby Club – Granchester Road
for a grant of £200,000.

Current Facilities:

The clubs facilities are currently a mix of very old prefabricated buildings which are very dated and no longer fit for purpose when compared to modern standards of changing facilities.

New proposed facilities:

- Six modern, correctly sized unisex changing rooms;
- Shower and toilet facilities;
- Separate Match Official Changing Rooms;
- Gym;
- Physiotherapy Suite;
- Laundry Store; and
- Office

- 3.8 Further details of the Cambridge Rugby Clubs Project are detailed in Appendix A
- 3.9 The expansion of facilities at the Rugby Club is highlighted within the Council's adopted Playing Pitch Strategy as a key site for strategic investment for rugby development within the City. This has also been recognised by the level of support and grants awarded to the rugby club by Rugby Unions National Governing Body to also facilitate the delivery of this key project.

3.10 **North Cambridge Academy (NCA)**

For an additional award of £25,000 to the existing £100,000 allocation

Current Facilities:

There were historically some tennis courts at the front of the old Manor School building. Large scale tree root ingress into the playing surfaces made them very uneven and dangerous to play on and they were decommissioned many years ago.

New proposed facilities:

- Four new tennis courts on a tarmac surface located behind the existing floodlit artificial pitch.
- Floodlighting
- New perimeter fencing
- Linked access to the existing sports facilities and car park
- Markings for two netball courts overlaid on the tennis courts

3.11 The site at NCA is essential to meet the needs of tennis provision where a complete lack of public tennis provision exists within the North of the City. The North Area has no free public courts, and just two hireable courts at Chesterton Community College, whereas all other Areas within the City have access to at least three public sites, many with multiple courts.

3.12 **Kings College School**

The Kings College School application for S106 considered back in January 2015 has changed over the term and developed from what was envisaged to be a 3 court indoor Sports hall and 5 lane 25m swimming pool and changing accommodations, to a smaller project for a 4 court sports hall and studio with associated group changing facilities.

3.13 Following discussions with the Council, King's College School has decided to withdraw from the process as unfortunately due to safeguarding reasons, they cannot commit to offering 'pay and play' provision of the new facilities, which are now expected as part of a community use agreement that is tied to S106 funding.

3.14 The School will continue to work with local groups and schools that may wish to use their facilities.

3.15 Funds provisional allocated from West Central Committee and the Strategic S106 funds will both be de-allocated and returned to the council's Strategic S106 funds available for future priority-setting for sports projects to mitigate the impact of development in Cambridge.

4. Implications

(a) **Financial Implications**

- (i) The funding for parts of the two awards (£225,000) is to come from the Strategic funds of Outdoor Sports S106 Developer Contributions. The remaining funding (£100,000), from the previously allocated funds for Outdoor Sports funds from North Area Committee.
- (ii) Outdoor and Indoor Sports S106 contributions are no longer devolved to Area Committee, or Ward Levels and all remaining uncommitted allocations of these two types of funds were returned to a central Strategic fund, and decision-making powers on the use of these types of S106 outdoor sports funding returned to the Executive Committee last October.
- (iii) Therefore the de-allocated funds from the Kings College School project of £50,000 Outdoor Sports funds from West Central Committee are to be returned to the central Strategic fund instead, for spending on Strategic Projects identified with the playing pitch and indoor sports strategies which were approved at planning sub-committee in July 2016.
- (iv) There are no current time critical funds for use of Outdoor Sports S106 developer contributions, but there are also only a few other projects due to come forward for contribution funding or investment in the near future of which to allocate the funds to. So if funds are not approved at this time it could ultimately lead to the repayment of funds in the longer term, if no other viable projects come forward or are ready to be invested in the next few years.
- (v) These projects allow capital investment by the Council into third party organisations for access and public use of their facilities and the third party organisations will be responsible for all further day to day operational management and maintenance costs over the coming years.

(b) **Staffing Implications**

- (i) There are no staffing implications for the City Council as these facilities and capital project delivery are all externally managed and will be run by the applicants own staff and procured contractors.
- (ii) The only City Council involvement will be to help develop and promote usage of the community use hours at the facilities and the Active Lifestyles Team will work with the applicants to help engage and promote use of their facilities to the local Neighbourhoods and clubs.

(c) **Equality and Poverty Implications**

(i) There are positive outcomes from the Equality Impact Assessments on these projects as follows;

(ii) **Cambridge Rugby Club**

- The works are for new facilities with improved disabled access throughout along with new toilet and changing room arrangements.
- There will also be new changing facilities for women and juniors to use
- Better access to the grounds and pitch side facilities for all visitors.

(iii) **NCA Floodlit Tennis**

- The tennis courts will be linked to existing facilities allowing level access and ease of access for all users.
- The Community Use agreement will ensure the site is open for general public use with times set aside for free use of the courts by local residents and neighbourhoods as the only public tennis courts in the North of the City.
- The Active Lifestyle team will work with NCA and Park Tennis to bring an offer of free tennis coaching to the site at weekends and during holiday periods as already happens at Jesus Green, Christ's Pieces and starting shortly at Nightingale Rec.
- There will be concessionary, and community hire fees available.

(d) **Environmental Implications**

The projects will all be managed by third party organisations who will be responsible for their day to day management and paying for utility and maintenance expenditure.

(e) **Procurement**

As these are all awards to third party organisations there is no procurement being under taken by the Council in relation to these projects.

(f) **Consultation and communication**

(i) The initial projects have all come from community based organisations outside of the City Council and are based on needs of the clubs and organisations to help them develop their clubs and on site facilities.

(ii) The Rugby Club project also meets the needs of strategic provision for the City as has been identified through consultation and facility modelling with National Governing Bodies and Sport England for the Playing Pitch Strategy.

- (iii) These projects were assessed under the S106 priority setting rounds in 2015/16 and were deferred for a decision on award of funds until such time as they were further developed to a point where they can be delivered.
- (iv) A large amount of work has been undertaken by the organisations in obtaining planning permissions for their schemes which were supported by the public, along with successful applications to local funding programmes, and fund raising.
- (g) **Community Safety**
There are no community safety issues with these projects and the opening up of these privately owned spaces will have a positive impact upon community cohesion and allow the public to use sites not normally open to them, giving a broader range of activities and facilities to be able to use within their neighbourhoods.

5. Background papers

These background papers were used in the preparation of this report:

Community Services Scrutiny Committee Reports Jan 2015 & June 2016.

6. Appendices

Appendix A

Cambridge Rugby Club details of the project and community offer
Plan of Cambridge Rugby Club Development

Appendix B

North Cambridge Academy details of the project and community offer
Plan of North Cambridge Academy Tennis Courts

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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APPENDIX A

Cambridge Rugby Club – Granchester Road

Current Facilities:

The clubs facilities are currently a mix of very old prefabricated buildings which are very dated and no longer fit for purpose when compared to modern standards of changing facilities.

New proposed facilities:

- Six modern, correctly sized unisex changing rooms;
- Shower and toilet facilities;
- Separate Match Official Changing Rooms;
- Gym;
- Physiotherapy Suite;
- Laundry Store; and
- Office

The development proposals have been subject to full planning application and planning permission [14/0967/Ful] has been granted.

Costs:

The Project cost is £508,000.

The City Council is being asked to contribute £200,000 from Outdoor Sports S106 Developer contributions to this scheme [39% of the funding required] The Rugby Club has secured the remaining funds in the form of a large grant and loan from their National Governing Body, The Rugby Union. They have also secured additional local funding from the Mick George Community Funds and fund raised over £85,000 themselves.

Timetable for Delivery:

- Phase 1 is the construction of the Facility described above.
- The work is looking to start now – Summer 2017.
- The Project is scheduled for completion at the beginning of September, in time for the start of the next rugby season

Timetable for public access availability

- An introduction period would be required after completion principle to allow the club to iron out teething problems and be able to promote the availability of the Facility once a completion date is known
- Given the above, public access would hopefully commence no later than 1 January 2018

Community Use Offer

Groups the club are currently working with and are in further discussions with, along with new groups they are hoping to attract are;

- General Hire of the facilities
- Womens and Girls rugby - successfully launched last year in anticipation of the new facility
- Cambridge United Community Trust
- Power 2 Inspire – Disability Sport
- Cocks & Hens Tennis Club
- Lucy Cavendish College
- Lacrosse Teams
- American Football teams and training

On completion of the Project, the club will carry out a marketing and awareness campaign across local schools, sports clubs and societies and will work with the Active Lifestyles team on further promotion to local neighbourhoods and community groups to approach and prioritise.

Fees & Charges

Fees and charges for the hire of the club grounds and facilities will apply and;

- The club will work with the City Council to set fees and hire rates inline with Council facilities, and other similar S106 funded projects.
- The club envisages differential concessionary charging to encourage youth and disabled sport.

Cambridge Rugby Club is specifically identified within the adopted Playing Pitch Strategy as a key strategic site for investment and development and is in the Councils Action plan to help facilitate and support the expansion and modernisation of changing room facilities as one of only a few rugby facilities within the City.



Cambridge Rugby Club – New Facilities



Cambridge Rugby Club – Elevations

APPENDIX B

North Cambridge Academy (NCA) – Four floodlit tennis courts.

Current Facilities:

There were historically some tennis courts at the front of the old Manor School building. These had large scale tree root ingress into the playing surfaces which made them very uneven and dangerous to play on and were eventually decommissioned many years ago.

The old courts then formed the main construction compound for the recent building of the new school over the last few years and have now been returned to the general grounds of the school.

New proposed facilities:

- Four new tennis courts on a tarmac surface located behind the existing floodlit artificial pitch.
- Floodlighting
- New perimeter fencing
- Linked access to the existing sports facilities and car park
- Markings for two netball courts overlaid on the tennis courts

The development proposals have been subject to full planning application and planning permission [16/1045/Ful] has been granted.

Costs:

The Project cost is £180,000.

The City Council is being asked to contribute a total of £125,000 from Outdoor Sports S106 Developer contributions to this scheme [69% of the funding required]

The Academy has secured the remaining funds in the form of a grant from the Lawn Tennis Association, Amey Cespa Community funds, and some capital reserves from the Academy Foundation.

The initial request to the City Council was for a £100,000 contribution from North Area Committee when the scheme was considered to cost around £135,000 to deliver. Subsequent rises in building costs and additional costs of installing an additional electrical supply for the floodlight has driven the costs up over the original budgets and the figure noted is based upon the prices submitted from a full tendering exercise the Academy carried out earlier this year (April 17)

Timetable for Delivery:

- The Academy has a contractor prepared and works can commence in July 2017 as soon as the Summer Holidays start.

- If commenced in July it is hopeful the project would be scheduled for completion in September, for the start of the new Academic Year.

Timetable for public access availability

- A short introduction period would be required after completion to allow the Academy to add the facilities into the whole sites operational plans and to promote the availability of the Facility once a completion date is known.
- Given the above, public access would hopefully commence no later than 1 November 2017

Community Use Offer

Groups the Academy are currently in discussions with and new groups they are hoping to attract with their new facilities are;

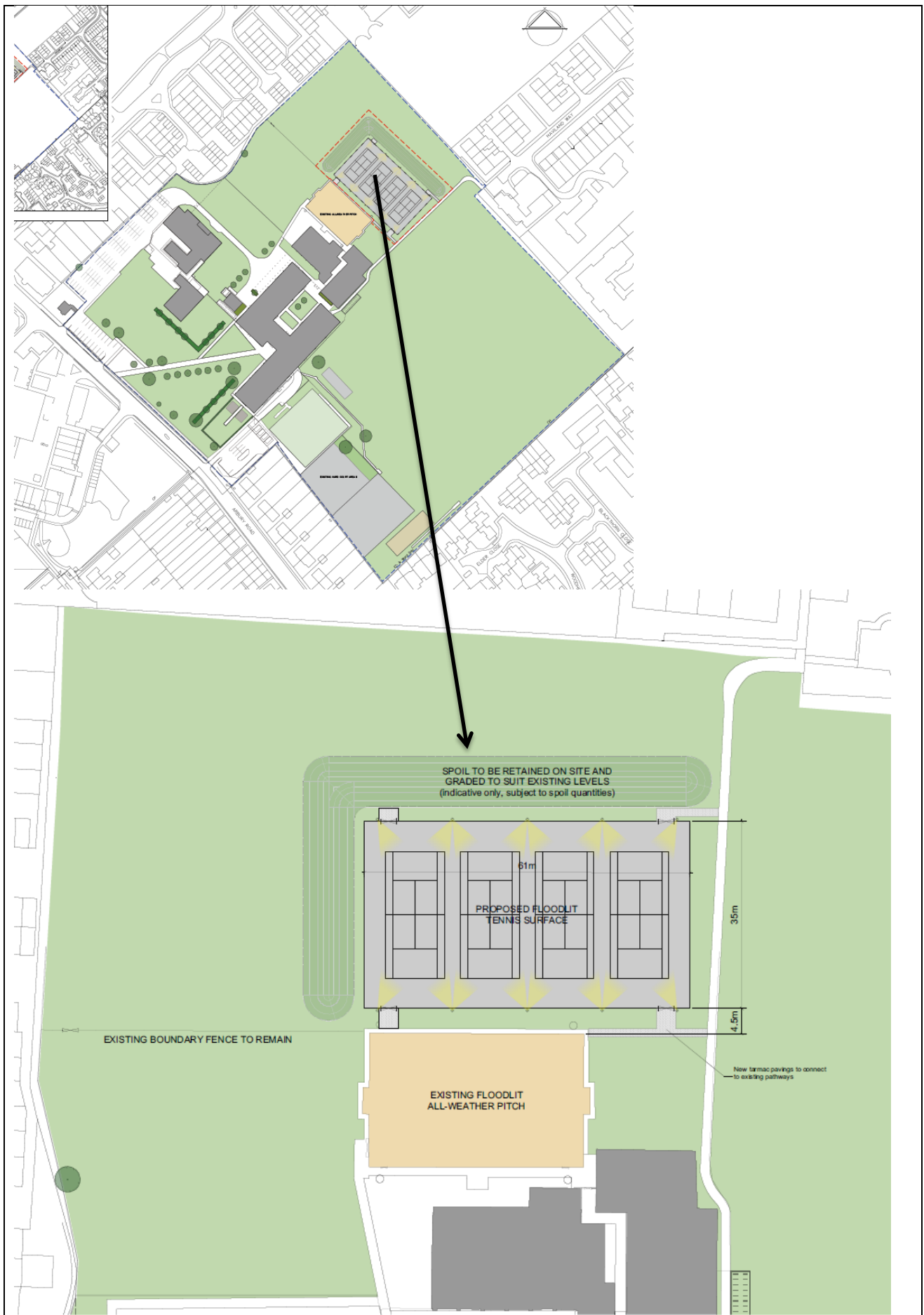
- Programmed Free use time for the General Public
- ParkTennis – Free coaching and community coached sessions
- Formation of a new local tennis club aligned with the Academy

On completion of the Project, the Academy will carry out a marketing and awareness campaign across local neighbourhoods, and work with the Active Lifestyles team for use of the site as part of the new “Lets Get Moving Cambridgeshire” programme.

Fees & Charges

Fees and charges for the hire of the Tennis Courts and Netball courts and facilities will apply and;

- The Academy will work with the City Council to set fees and hire rates inline with Council facilities, and other similar S106 funded projects.
- The Academy envisages differential concessionary charging to encourage youth and disabled sport, and those on low incomes.
- There will be free use of the new courts built into the timetable for use by the local community
- Specific allocation of hours over the year for Active Lifestyles & “Let’s Get Moving” projects



North Cambridge Academy – Floodlit Tennis Court provision