

Report of:	Head of Commissioning
Contact Officer:	Mike Edmonds
Telephone No:	Ext 4416
Portfolio Leader	Culture and Sport
Key Decision:	Yes
Report Track:	Cabinet: 18/09/14

CABINET
18 SEPTEMBER, 2014
**CAPITAL AND REVENUE COSTS FOR PHASE 1 DEVELOPMENT OF A
COMMUNITY SPORT AND RECREATION HUB - STADIUM SITE**

1 Purpose of Report

- 1.1 To update Cabinet on the additional feasibility work undertaken in respect of the capital and revenue costs required to deliver, implement and maintain the facilities included in Phase 1 of the approved Master Plan for the Stadium site and to seek agreement as to the next steps to be taken to progress the development proposals.

2 Recommendations

That Cabinet:

- 2.1 Note the estimated capital and revenue costs required to establish and maintain the facilities included in Phase 1 of the Design Master Plan;
- 2.2 Approve capital expenditure of £1,382,000 to deliver Phase 1 to be met from the Stadium Development Fund included in the existing Capital Programme;
- 2.3 Note that £517,500 of the £1,382,000 is funded from the Section 106 ASDA contribution for specific facilities listed in paragraph 3.5 of this report;
- 2.4 Approve the revenue budget of £68,340 as set out in the report to maintain the facilities included in Phase 1 from 2015-16 onwards;
- 2.5 Receive a further detailed report on the capital and revenue costs associated with the delivery of Phase 2; and
- 2.6 Delegate authority to the Head of Commissioning in consultation with the Culture and Sport Portfolio Leader to take such actions as may be necessary to progress the above recommendations within existing budgets.

3 Key Issues and Reasons for Recommendation

- 3.1 Councils have a major role in contributing to the promotion and delivery of increased participation in sport, recreation and physical activity. The provision of first class sports and recreation facilities that are sustainable and meet the needs of the community can assist in meeting this role.
- 3.2 It is important that the long-term financial obligations of the Council - be it revenue or capital are minimised and to this end the project costs estimated by the Consultants, Continuum Sport and Leisure Ltd in their feasibility study have been validated and challenged to ensure that the data used in making future decisions is as robust as possible.
- 3.3 As outlined and agreed in previous reports the project is to be delivered in 2 phases with the timing of Phase 2 being dependant upon the service delivery method for the operation of the site and delivery of additional capital resources. Hence the full capital and revenue costs for Phase 2 will need to be validated and reported back to Cabinet when the procurement route and operating arrangements have been determined and appropriate funding opportunities explored.
- 3.4 Consequently, this report focuses solely on the capital and revenue costs associated with the delivery, implementation and ongoing maintenance of the facilities approved for Phase 1, by Cabinet in July 2014.
- 3.5 The estimated capital cost to deliver the facilities proposed in Phase 1 is £1,382,000 and can be met from the Stadium Development Fund of £1,500,000 included in the current approved Capital Programme. Included in this fund is a contribution of £527,500 from ASDA which will be used to fund the following sports facilities in Phase 1:
- Floodlit multi use games area (basketball / football) - £100,000
 - Adventure sports and play area (adults and children) - £210,000
 - Children's play facilities (2) - £170,000
 - Fitness Trim Trail (running / walking / cycling) - £22,500
 - Mountain Biking trail (graded earth track) - £15,000
- 3.6 As agreed, ASDA will receive full publicity for funding these specific facilities subject to Cabinet approving the recommendations in this report.
- 3.7 The estimated ongoing revenue cost, when all of the facilities in Phase 1 have been delivered, is £68,340 per annum. These can be met from the current revenue provision for the site of £30,000 together with £38,340 taken from the Grounds Maintenance contingency.
- 3.8 It should be noted that given the level of information available at this early stage of the project, the costs provided must be viewed as indicative only. They will still need to be subject to further scrutiny at each element of the

detailed design stage. The project will only proceed if planning consent is approved.

- 3.9 The submission of the planning application for the site and supporting ecology survey is on track to be completed by the end of September and subject to approval and satisfaction of any relevant conditions it is anticipated that some work on site can start in April 2015.

4 Relationship to Corporate Priorities

4.1 This report supports the Council's Corporate Priorities as follows:

- (i) **People – Active and Healthy Lifestyles.** Culture and leisure are key services for the Council. They are high profile customer facing services used by many residents of the district. The services and facilities encourage participation in sport, physical activity and recreation as well as encouraging participation and attendance in cultural activities and providing activities for children and young people.

These services make a significant contribution to the Council's Priority around the health and well being agenda by offering opportunities to participate in physical activity and recreation and by encouraging active and healthy lifestyles.

- (ii) **Place- Improved Living Environment.** Culture and leisure services and facilities are fundamental to our communities offering places for people to come together, find common interests and a sense of shared identity. They provide diversionary activities, improve community safety and make places more pleasant and attractive improving the day to day life of all who live and work in the district.

- (iii) **Prosperity – Economic Resilience.** Spaces and facilities for sport recreation and culture make a significant contribution to communities, providing opportunities for people to develop new skills and playing a role in contributing to the visitor economy.

5 Report Detail

Background

- 5.1 Council requested Cabinet in May 2012, to remove the former Stadium site from the list of land available for housing development and develop it as a site for use as public open space and sport and leisure purposes. The policy change states that 'Further allocations of formal and informal spaces will be addressed via Local Plan Part 2, including the former Cannock Stadium Site which will be allocated for use as public open space and sport and leisure purposes'.

- 5.2 Cabinet on 21 June 2012 welcomed this decision and on 19 July 2012 agreed to undertake public consultation on the development of the stadium site as a

community sport and recreation hub and to receive a report back after the consultation period in order to consider and decide the next steps necessary to progress possible development options.

- 5.3 Cabinet on 31 January 2013 received a report detailing the findings of the consultation exercise and resolved that:
- (A) The outcomes of the consultation be noted;
 - (B) Approval be given to move to the next stage of the process as included in the outline feasibility/design brief contained within the report;
 - (C) Appropriate professional support be commissioned within the budget identified to develop feasibility/design work for the proposed sport and recreation hub development at the stadium site;
 - (D) A further report be received when the feasibility/design work has been completed.

Minute 145

- 5.4 Following this resolution a request for a “Call-in” of the decision made by Cabinet in respect of 145 (b) and (c) was received and heard by Scrutiny Committee on 4 March 2013.
- 5.5 Scrutiny Committee on 4 March 2013 resolved that the Cabinet’s original decisions be upheld in respect of Minute 145 (b) and (c).
- 5.6 Cabinet on 17 July 2014 approved the Design Mater Plan, a two phased approach to its delivery and submission of the planning application, together with the commissioning of any necessary site surveys. In addition, Cabinet also requested further detailed work to be undertaken in respect of the capital and revenue costs associated with delivery, implementation and maintenance of each phase.
- 5.7 The outcome in relation to the estimated capital costs associated with the delivery and implementation of the facilities included Phase 1 is set out in the table below:

Phase 1 – Estimated Capital Facility Costs

Description of Components	Phase 1	Capital Cost £
Demolition of existing changing block building	✓	50,000
Car Parking for c. 80 – 100 cars	✓	77,500
Temporary Cycle Parking for 48 cycles	✓	1,000
Bollard lighting to all paths	✓	130,000
CCTV to cover main car park	✓	12,500
Children’s play facilities for ages 0-5	✓	170,000
Children’s play facilities for ages 5-11	✓	
Adventure Play Area	✓	210,000
Trim trail/fitness stations to main path (15 stations)	✓	22,500
Formal network of paths (2000m x 3m wide) delineated for walking, running and cycling with distance markers.	✓	210,000

Recreational mountain biking route (graded earth track)	✓	15,000
Dedicated dog walking areas with gravel dressed paths	✓	7,500
Community allotments	✓	25,000
Floodlit Multi Use Games Area	✓	100,000
Hard and soft landscaping and planting (including litter bins)	✓	40,000
Upgrade to existing utilities	✓	40,000
Resurfacing of access road and provision of new vehicular access	✓	10,000
Open New Access to site	✓	10,000
Preliminary costs:		
Site Investigation works		35,000
Professional fees		83,000
Planning Fees		10,000
Contingency		123,000
Total		1,382,000

- 5.8 The outcome in relation to the estimated revenue costs associated with the ongoing maintenance of the facilities included Phase 1 is set out in the table below:

Phase 1 – Estimated Annual Revenue Facility Costs

Item(s) of Revenue Expenditure	Revenue Cost £ pa
Grass Pitches and Grass Areas	
Grounds Maintenance	28,320
MUGA	
Court Maintenance and Utilities	1,000
Maintenance of Lighting	600
Equipment Replacement	250
Other Outdoor Facilities Maintenance	
Play Facilities and Adventure Play	5,000
Outdoor Activity Trail	2,500
Mountain Biking Trail	1,000
Path and Path Lighting	3,090
Dog Walking Areas (including bins maintenance)	4,000
Car Park Drainage and Lighting	1,150
CCTV (contract)	1,246
Landscaping	5,000
Other Costs	
Utilities - Lighting to Car Park and Paths	6,355
Business Rates – Car Park	5,321
Insurances	1,000
General Equipment Replacement	2,500
Rounding Figure	8
Total	68,340

- 5.9 In summary, the capital cost to deliver Phase 1 facilities is £1.382 million and the ongoing revenue costs are £68,340 per annum.

Planning Application Update

- 5.10 Cabinet on 17 July 2014 approved the submission of the planning application for the Design Master Plan and this is on track to be submitted by the end of September.

Other Site Surveys Update

- 5.11 In support of the planning application for the site and following Cabinet's approval on the 17 July 2014 an Ecology Consultant was appointed to undertake a bat survey on the site and the outcome and findings are on track to be known by the end of September.

Next Steps

- 5.12 Subject to planning approval and satisfaction of the relevant conditions towards the end of the year it is anticipated that some work on site can start in April 2015.

6 Implications

6.1 Financial

The current Capital Programme includes £1.5 million for Stadium Development funded from a contribution from the Joint Investment Programme. Therefore the anticipated capital costs for Phase 1 of the Development can be met from the approved budget.

The anticipated ongoing revenue costs of Phase 1 of the Development are £68,340 which can be met from the current revenue provision for the site of £30,000 per annum with the balance of £38,340 from the Grounds Maintenance contingency sum.

Provision will need to be made in future years capital programme for the replacement of facilities in accordance with lifecycle periods.

6.2 Legal

There are no legal implications arising from this report.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention) –

None

6.5 Human Rights Act

None

6.6 Data Protection

None

6.7 Risk Management

The Council has undertaken an extensive public consultation exercise on the potential development of the stadium site and there will be a need to manage expectations as to the possible timescale for delivery given the scale of the project and the availability and ability to attract capital and revenue funding to support full delivery of the project.

6.8 Equality & Diversity

An Equality Impact Assessment has been completed with a focus on the initial impacts which have been identified at this early stage of the process and through the consultation undertaken in respect of the possible development of the stadium site has a community sport and recreation hub.

It is anticipated that any new development and facilities will have positive impacts on a range of equality groups and that any negative impacts can be mitigated through the future design process.

6.9 Best Value

By progressing this project on a phased basis expenditure is limited and restricted to task and finish functions.

7 Appendices to the Report**Previous Consideration**

Development of community sport and recreation hub – Stadium Site	Cabinet	19 July 2012
Outcomes of Consultation on the development of a Community Sport and Recreation Hub – Stadium Site	Cabinet	31 January 2013
Call In - Outcomes of Consultation on the development of a Community Sport and Recreation Hub – Stadium Site	Scrutiny Committee	4 March 2013

Update on Feasibility Study for the Cabinet
Development of a Community
Sport and Recreation Hub –
Stadium Site

17 July 2014

Background Papers

Consultation Questionnaire and analysis of consultation data

Continuum Sport and Leisure Ltd Interim Report, Final Report and Addendum
Report

Equality Impact Assessment – January 2013