

Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	9 th January 2013	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2506
TITLE:	ODD DOWN PLAYING FIELD REDEVELOPMENT	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		

1 THE ISSUE

- 1.1 To seek authorisation to draw down the capital funds paid to the Council under the terms of the Section 106 Agreement dated 8 July 2010, made between the Council and Sainsbury's Supermarkets Ltd for the purposes of developing out the Odd Down project
- 1.2 The Capital Programme approved by February 2012 Council includes budget for provisional approval for the Odd Down Playing Field (Artificial Pitch & Clubhouse) redevelopment

2 RECOMMENDATION

The Cabinet agrees that:

- 2.1 £1,232k is approved for inclusion in the 2012/13 & 2013/14 Capital Programme, allowing the scheme to proceed as planned.
- 2.2 Approval of the final agreed project design and deliverables is delegated to the Divisional Director Tourism, Leisure and Culture.

3 FINANCIAL IMPLICATIONS

- 3.1 The Council has received S106 funding as part of the approved Sainsbury's development which has been earmarked for use at Odd Down Playing Fields.
- 3.2 There will be no direct on-going revenue cost to the Council as a result of this development. Indirect costs will be funded from existing budgets.
- 3.3 The facilities will be required to operate on a totally self-funding basis by a suitable incorporated company via a tendering process. Construction and operation of these facilities have implications to the Councils VAT partial exemption position.

These risks are being proactively managed by working closely with the Council's VAT accountant.

3.4 The cycle track element of this scheme already has full approval to proceed and is included in the 2012/13 Capital Programme as it is funded from a British Cycling Grant.

3.5 The 2013/14 Capital programme includes a provisional Council funded budget of £200k for Playing Field Provision (subject to Council approval as part of the budget report), which could be used for enhanced changing facilities.

3.6 Cost and Funding Summary:-

Scheme	Budget 2012/13	Budget 2013/14 – 2014/15	Total Budget	Funding Source
Cycle Track Construction	£600k	0	£600k	British Cycling Grant
Artificial Pitch & Clubhouse (inc Fees & contingency)	£101k	£1,131k	£1,232k	Sainsbury S106

4 CORPORATE OBJECTIVES

- Creating neighbourhoods where people are proud to live
- Building a stronger economy

5 THE REPORT

5.1 Odd Down Playing Fields are to benefit from a significant regeneration project which will deliver a 1.5km cycling track (£600k funded by British Cycling) and the implementation of a £1.232m scheme to deliver an artificial (3G) playing pitch and a new clubhouse and changing room facility.

5.2 The £1.232m is funded from a S106 contribution from the Sainsbury development.

5.3 The project will be delivered in 3 phases

- (1) 1.5km cycling track by April 2013
- (2) The artificial pitch by April 2014
- (3) The new clubhouse and facilities by April 2014

5.4 Planning consent for the cycle track has been approved and construction of the track has been tendered and awarded and will be completed by the required date in order to ensure the funding is received from British Cycling.

- 5.5 The next step will be to tender and award the construction of the artificial pitch, estimated at £600- £700k. This will then give us an exact figure left to design and build the new club house and changing facilities.
- 5.6 In parallel to the artificial pitch tendering process, officers will then consult with all internal and external stakeholders to identify any other additional external funding to enable the best possible facilities.
- 5.7 We aim to submit application for planning for the artificial pitch by March 2013 with application for planning consent for the changing facilities to follow in 2014, once we have established any additional external funding opportunities.
- 5.8 The conditions required as a result of any additional funding will have to be assessed in the overall context of the facilities and then officers will determine whether or not the conditions are acceptable.
- 5.9 Officers will also determine the framework for future management of the facilities, namely through a long lease on the facilities themselves with a performance management contract to ensure the facilities are maintained to the required standards at all times.
- 5.10 The Council will retain an explicit option to end any agreement if the facilities are not being operated and or maintained to the agreed levels.
- 5.11 This approach will ensure the project will remain within budget at each stage.

6 RISK MANAGEMENT

- 6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.

7 EQUALITIES

- 7.1 An EqIA has been completed. No adverse or other significant issues were found

8 RATIONALE

- 8.1 The funds allocated through the S106 agreement will be correctly used to redevelop the sports facilities at the Odd Down Playfields.

9 OTHER OPTIONS CONSIDERED

- 9.1 None.

10 CONSULTATION

- 10.1 Ward Councillors; Cabinet members, Community Interest Groups; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer
- 10.2 The consultation process will be on going until the completion of the project to ensure that all stakeholders/ interested parties have had the full opportunity to mould the final design and outcome of the new facilities.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Human Rights; Corporate; Health & Safety; Impact on Staff; Other Legal Considerations

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	Michael Butler- Interim Division Director Tourism Leisure and Culture 01225 395385
Sponsoring Cabinet Member	Councillor David Dixon
Background papers	N/A
Please contact the report author if you need to access this report in an alternative format	