

# Item 5

## AREA 2 FORUM

24<sup>th</sup> June 2008

### Report of the Assistant Chief Executive

#### Sedgefield Borough Local Improvement Programme

##### Application - Football Facilities at Dean Bank Park

This report highlights a Local Improvement Programme (LIP) application submitted to and initially appraised by the Strategy and Regeneration Section. The report provides information to the Area 2 Forum for their consideration and comments, which will be used to further develop the project proposal prior to it being taken through Sedgefield Borough Council's decision-making process.

The Area 2 Forum has been allocated £836,000 of LIP capital resources between 2006 and 2009 subject to budget approval. A number of projects have been supported to date to the value of £370,498 and there is some additional under-spend resulting from last year, which will be available to the Area Forum for additional project activity.

##### Project Background

- **Name of Project:** Football Facilities at Dean Bank Park
- **Name of Applicant:** Ferryhill Town Council in partnership with Ferryhill Town Youth Football Club
- **Brief Description of Project:** The project will include the provision of new clubhouse incorporating changing and social facilities to serve the needs of the club's teams, improvement to the drainage of the existing pitches, creation of two new pitches on the site of the derelict Ferryhill Athletic ground, new car parking and associated landscaping scheme to meet planning requirements.
- Area Forum members will be aware that Sedgefield Borough Council commissioned a Technical Study to look at the Technical aspects and costs involved in developing this proposal. The results of that study have informed the costs outlined below.
- **Requested from LIP:** £320,000 (31%)
- **Total Estimated Project Cost:** £1,009,994

- **Impact of the Project:** The applicant has stated that the development represents a major step forward in the clubs progress. It is vital to the clubs continued and future role in the community. Through the number of teams and participants the club is able to encourage the development of physical activity and active lifestyles, assist in the reduction of antisocial behaviour, encourage the development of confidence and self esteem, develop pride in the community and encourage adults to become involved in coaching and qualify as coaches.
- **Evidence of need and community support:**  
The applicant has stated that the development of a youth football facility academy is identified as one of the 10 key projects for the town in the Ferryhill Community Appraisal. The proposal now submitted is the result of the work that has gone into developing the initial idea since that appraisal was undertaken. The need for new football pitches within Ferryhill is also identified in Sedgefield Borough Council's playing pitch strategy. The proposal is developed in line with all the major regional and national football development plans and strategies. Plans outlining the redevelopment plan for the land at Dean Bank Park have been subject to community consultation through local displays.
- **Value for money and Revenue implications:**  
The applicant has applied for £320,000, which is 31% of the total project costs. The applicant aims to secure the remaining £689,994 from the Football Association's – Football Foundation Grant Scheme (FA). In addition to the capital build costs, Ferryhill Town Council have contributed £25,000 to the project through the purchase of the derelict Ferryhill Athletic ground which will be redeveloped as part of this proposal. The project will be subject to a full tender process ensuring value for money is achieved. The facility will be jointly maintained between the football club and the town council, subject to consideration of the business plan by the town council.

Subject to discussion and agreement by the Area Forum to progress the project, the Strategy & Regeneration Division will work with the applicant during the full project appraisal stage to explore a more detailed predicted programme of use for the facility in order to maximise the overall possible impact of the intended project prior to it being taken through Sedgefield Borough Council's decision-making process.

Work will also be undertaken with the applicant to support the further development of the FA bid which, given the size of the project is absolutely critical to the projects overall success.

The detailed appraisal stage will also include consideration of the consultation that has been undertaken to date to assess the need for the enhanced facility.

## **Recommendation from the Strategy and Regeneration Section:**

That the Area Forum considers:

- The project proposal and how it will meet the priority needs of the Area 2 locality.

## **Material considerations:**

### **Other applications received from Area 2:**

In taking the above decision the Area Forum is requested to consider the implication of the funding level requested against the following projects that have been received for future determination by the Forum.

### **Applications approved by Sedgefield Borough Council to date;**

• West Cornforth Number 66 Project	£64,400
• Chilton Environmental Improvements	£93,455
• Ferryhill LADDER Centre Technical Study	£6,170
• Ferryhill Sports Facility Technical Study	£11,250
• Mainsforth Community Centre	£75,830
• West Cornforth Community Centre	£119,393
<b>Total</b>	<b>£370,498</b>

### **Applications under development**

- Miners Welfare Park, Chilton- Chilton Town Council- £169,471.  
Approved by Area Forum. Working with applicant to resolve queries and await confirmation of match funding.

### **Applications to be discussed at Area Forum**

- Dean Bank & Ferryhill Literary Institute - LIP requested £35,825

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