

Item 6

KEY DECISION

REPORT TO CABINET

31 July 2008

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

Portfolio: Social Regeneration & Partnership

LOCAL IMPROVEMENT PROGRAMME – Newton Aycliffe Sports Club

1. SUMMARY

- 1.1 This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Division. Following endorsement of the project by the Area 5 Forum, this report provides information to Cabinet for their consideration.
- 1.2 The project, which is located at Newton Aycliffe Sports Club, aims to provide a senior football pitch to a standard specified by the Northern League (Division 2) with flood lights, spectator fencing, perimeter fencing and new self contained changing rooms for two teams plus officials. The football field to be linked to the club house by a new, accessible footpath. A new junior football field will be located on the site. The cricket club will have new practice nets area with two lanes and the rugby club a new floodlit training area.
- 1.3 The project meets the Department for Communities and Local Government (DCLG) eligible 'Regeneration' Definition. ✓
- 1.4 The project has also demonstrated links to the key LIP criteria of meeting elements of the Community Strategy and community consultation. ✓
- 1.5 The applicant has requested £299,770 of LIP funding, which is 92% of the total capital project costs of £324,770 exc VAT.

2. RECOMMENDATION

It is recommended that Cabinet

- 2.1 Approve the application for LIP Funds based upon the information provided in the report.

3. LOCAL IMPROVEMENT PROGRAMME

- 3.1 The purpose of this programme is to improve community assets and support community engagement in the regeneration of local areas. As part of this, Local Communities can propose projects against set criteria agreed by Cabinet. Through this programme resources will be released to improve sites and improve the usability of community facilities and buildings across the Borough.

Background – Application and Applicant

- 3.2 This project has been developed by Newton Aycliffe Sports Club which is located in Moore Lane, Newton Aycliffe. The Sports Club has operated in Aycliffe since the late 1950's. The club is a major hub of sporting activity in Newton Aycliffe and is home to numerous junior and senior sports teams. Newton Aycliffe Football, Cricket, Rugby, Archery and Netball teams operate under the umbrella of the Sports Club.
- 3.3 The Sports Club, Newton Aycliffe Youth Centre AFC and the Aycliffe Sports Forum have all identified the issue of progression routes for footballers leaving junior football. Each season young players who have graduated through the towns' junior teams and who believe they can play at a higher level have to leave the town and play their football elsewhere. These players would prefer to play for their home town club at Wearside League level or above. The potential exists for Newton Aycliffe to support a successful Wearside League football team.
- 3.4 The project will create a flood lit football pitch (96 metres x 68 metres) to Northern League (Division 2) standards in compliance with Step 7 of the National System. The playing field itself will require 350 metres of 1.2 metre high tubular steel and concrete spectator fencing around its perimeter and a further 370 metres of 1.8 metre high timber fencing, with personnel gates, constructed around the entire playing field and spectator area. A new changing room facility for two teams and officials is to be located on the perimeter of the football stadium and will require electric, water and sewage services. Two team 'dugouts' will also be provided.
- 3.5 The detail of the specification is dictated by the requirements of the FA to meet the requirements of their progression pyramid. The further a club progresses up the pyramid the higher the ground specification required by the FA. The specification for the Wearside League for membership is at Step 7 of the National System. Promotion to the Northern League (second division) requires a ground specification at Step 6, the specification provided by the Sports Club project.
- 3.6 In June 2008 Aycliffe Football Club's application to join the Wearside League for the 2008/09 season was successful. The project will ensure

that a successful Newton Aycliffe Wearside League football team would have the facilities to take the next step into the Northern League.

- 3.7 The project also includes the creation a new junior football grass pitch (55 metres x 37 metres) adjacent the senior field. Also a new floodlit training pitch will be created to facilitate rugby training on a year round basis. A new lit footpath from the club house to the football facility will be provided.
- 3.8 In addition to the football development the project also aims to use waste land for the installation of two all weather cricket lanes. These two lanes would also be secured and enclosed by a metal mesh safety fence. This will provide an important practice facility for the younger age group cricket teams. To relocate the cricket score board to a more spectator friendly location.
- 3.9 The current team changing rooms, two modular buildings, will be relocated adjacent to the main sports club and connected to electric, water and sewage services. The spectator area to the front of the social club building is to be improved with new paving providing improved disabled access to the viewing area and the other sports facilities.
- 3.10 Plans for the project are available for Cabinet to consider the Sports Club's proposals.

CORPORATE POLICY IMPLICATIONS

- 4.1 Given the Sporting focus of the project, the Aycliffe Sports Club are working with the Sports Development Officer in Leisure Services to develop a detailed Sports Development Plan to provide a series of coaching and development opportunities that will enable the new sports facilities to be used to their maximum. A letter of support from Sedgfield Borough Council Leisure Services has been included in the project submission.

5.0 RESOURCE IMPLICATIONS

- 5.1 Area Forum 5 has been allocated £1,140,000 of LIP Capital resources between 2006 and 2009. A number of projects have been supported in the previous years to the value of £335,418.
- 5.2 The applicant has requested £299,770 of LIP funding, which is 92% of the total capital project costs of £324,770 exc VAT for the work. The Sports Club has secured a capital grant of £20,000 from the FA and will contribute £5,000 towards the project. In addition to this project the Sports Club are about to undertake a rewiring and refurbishment of their main club house and are self financing this work. The Sports Club is VAT registered and can therefore reclaim VAT expenditure on this project.

- 5.3 Sedgefield Borough Council Engineering Services have been commissioned to project manage the works. Breakdown of budget cost identified through this process are as follows:

Programme Element	Total Cost
General Preliminaries	£14,700
Paving and footpathworks	£20,203
Relocation of existing changing rooms and cricket score board	£12,505
Drainage works & floodlight foundations	£51,129
Fencing to site	£4,600
Fencing to perimeter of pitch	£14,200
Handrail around perimeter of pitch	£9,340
Cricket practice facility	£22,000
New changing rooms	£81,000
Changing room foundations & ground works	£7,921
Floodlighting	£40,000
Service connection	£9,700
2 dug outs	£4,500
Contingency	£14,589
Fees	£18,383
Total	£324,770 exc. VAT

- 5.4 The Sports Club is the owner of the playing fields and club buildings.
- 5.5 Aycliffe Sports Club will be responsible for future management, maintenance and revenue implications arising out of the proposal. The future revenue costs will be funded through income from team subscriptions, spectator gate receipts and general club income. The Club will enter a contract with the floodlight contractor for the future maintenance of the flood lighting system.

6.0 CONSULTATIONS

- 6.1 The Aycliffe Sports Forum has expressed its support for the development of a senior football facility within the town for a number of years. The Sports Forum has expressed its support for a senior football facility being developed that will enable a Newton Aycliffe football team progress in the FA pyramid system.
- 6.2 The Sports Club have letters of support for their project from Aycliffe Comprehensive and Primary Schools, Newton Aycliffe Youth Club and Great Aycliffe Town Council. Durham FA is also involved in advising the Club from a Sports Development perspective and as a prospective funder.

7.0 AREA FORUM RECOMMENDATION

- 7.1 A very positive response was received to the proposed project by the Area 5 Forum at its meeting held on 22nd October 2007. The Area Forum agreed to support the progress of this project to the full amount requested. The amount requested at this meeting was £256,580. As the project has been fully worked up the costs have increased. The original application from the Sports Club costed the new changing room's facility at £35,000; this has proved an unrealistic costing. The proposal returned to the Area Forum on 29th April 2008 to update them on anticipated costs and was again unanimously supported

8.0 OTHER MATERIAL CONSIDERATIONS

- 8.1 The application has undergone an appraisal against the Local Improvement Programme criteria. The application has met the key elements of the LIP criteria, and demonstrated links to the Community Strategy priorities.
- 8.2 The applicant is still to receive planning permission for some elements of the scheme. No funding will be released until all statutory permissions are in place.
- 8.3 Procurement - The project will be project managed by Sedgefield Borough Council's Engineering Services and will follow a full quotation / and or tender process for the works.
- 8.4 Crime and Disorder - In line with the Council's Community Strategy, this project has identified a link with providing activities and support services that hope to result in a fall in crime and anti-social behaviour rates within this community.
- 8.5 The Open Space Needs Assessment Report (2007) records for the site – '*Sports ground with rugby – difficult access - unsure if site is publicly accessible.*' The project will greatly improve access to the playing fields for both spectators and participants.

9.0 OVERVIEW AND SCRUTINY IMPLICATIONS

- 9.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees regarding this particular project.

Contact Officer: Chris Donaghy
Telephone number: (01388) 816166 ext 7761
Email Address: cdonaghy@sedgefield.gov.uk

Ward: Neville and Simpasture

Key Decision Validation: Amount requested represents a grant of over £100,000 from LIP resources.

Background Papers:

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|-----------------|---|-----------|
| Internal | | |
| 1 | Promotion Of The Regeneration Of The Borough
Housing Land Capital Receipts To Support
Regeneration And Affordable Housing Provision | June 2005 |

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>