

Public Report

Birmingham City Council

Report to Cabinet Member jointly with the Acting Corporate Director Place

19 December 2018



Subject: Wishaw Lane Playing Fields New Changing Pavilion Full Business Case

Report of: Service Director of Sport, Events, Open Spaces and Wellbeing

Relevant Cabinet Member: Councillor Sharon Thompson, Cabinet Member for Homes and Neighbourhoods

Relevant O &S Chair(s): Councillor Hamilton, Learning, Culture and Physical Activity

Report author: Lesley Steele, Birmingham Property Services
0121 303 8857
Lesley.Steele@birmingham.gov.uk

Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Sutton Walmley and Minworth		
Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, add Forward Plan Reference:		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential :		

1 Executive Summary

- 1.1 Wishaw Lane Playing Fields is one of the priority sites for improvement in the city council's recently adopted Playing Pitch Strategy 2017; providing improved football pitches alongside the proposal for a new 4 room changing facility. The proposal will increase sports usage in the area, encouraging the community to be more active and participate in health and fitness.

- 1.2 The proposal is to be funded from external financial sources consisting of a successful Football Foundation (FF) bid to the sum of £629,000 and a Section 106 Agreement Minworth Village Green, Minworth Sports Facilities and Green Arc Project Account, ref 2005/01263/PA in the sum of £292,647. The work has been tendered through the FF Framework (a condition of the grant application process). On completion the changing pavilion will be leased to a third party, Sportsco F.C to operate and maintain.

2 Recommendations

That the Cabinet Member - Homes and Neighbourhoods jointly with the Acting Corporate Director Place:

- 2.1 approves the Full Business Case (Appendix 1) appended to this report to deliver the proposal at a total capital cost of £921,642.
- 2.2 accepts a grant in the sum of £629,000 from the Football Foundation as a contribution towards the overall capital funding package for this proposal.
- 2.3 instructs the Service Director of Sport, Events, Open Spaces and Wellbeing to place an order with Integra in the sum of £859,100 (inclusive of a contingency of £29,100) to progress the proposed works to completion.
- 2.4 instructs the Service Director of Sport, Events, Open Spaces and Wellbeing to place an order with Gleeds in the sum of £59,900 for professional fees and survey costs to administer the contract for the works to completion.
- 2.5 notes a small contingency will be held by the client outside the contract in the sum of £2,642.
- 2.6 authorises the City Solicitor to prepare, negotiate, execute, seal and complete all necessary legal documentation to give effect to the above decisions.

3 Background

- 3.1 Wishaw Lane Playing Fields, Sutton Coldfield has for a number of years provided 4 adult and 2 mini playing football pitches. It had significant issues with drainage and had no changing facilities. This resulted in under use with the pitches being taken out of operation in 2014 as part of the financial savings target that the Parks Service had to meet. This loss of sporting provision impacted on the City Council being able to provide good quality sporting facilities in the area.
- 3.2 The City Council has always considered the pitches to be strategically important with the adopted Playing Pitch Strategy 2017 identifying the pitches as a priority. A Project Definition Document was approved on the 11th June 2014 to release funding to develop a proposal to upgrade the pitches and build a changing pavilion. It also approved the submission of a grant application for additional funding to the Football Foundation (FF).

- 3.3 A grant application was submitted to the FF in July 2018. The FF panel supported the request for £629,000 on the 29th October 2018 and the application was presented to the FF Board on the 11th December 2018 where final approval was given.
- 3.4 Works to improve the quality of the pitches is progressing on site and will be completed in December 2018, ready to use in August 2019. The work includes re-grading, the installation of drainage and upgrade of the turf. The work has been tendered via the Landscape Practice Group's contractor Framework.
- 3.5 The Football Foundation has procured a 5 year Framework to improve local football facilities. LK2 and Gleeds have joined forces to win the Framework. The work includes the design, supply and installation of modular buildings to provide new changing room and clubhouse facilities. This is part of a wider Government strategy to 2021 to improve grassroots sporting facilities to encourage more community involvement.
- 3.6 The new build pavilion will include 4 changing rooms with showers and toilets, an officials changing room, a small office/reception and a club room, a kitchen, storage rooms, visitor toilets including a DDA toilet, plant room and circulation space. Externally there will be provision for DDA parking and an electric car charging points (a condition of the Birmingham Development Plan 2030). The existing car park will be made good and utilised until further funding is secured for a further phase of works to allow for a reconfigured car park and a separate exit on to Wishaw Lane.
- 3.7 Planning permission 2018/05201/PA was approved on the 28th November 2018. Work is proposed to start on site early January 2019 and will be completed by June 2019.
- 3.8 Expressions of interest were advertised for clubs/group to operate and manage the pitches and changing pavilion on a full repairing and insuring lease for a minimum of 5 years with an option to extend. Sportsco FC, a Football Association Charter Standard Club were the successful applicant. They have 20 teams, both male and female of all age groups.

4 Options considered and Recommended Proposal

- 4.1 An options appraisal was submitted as part of the project definition document appended to the Joint Deputy Leader and Strategic Director of Place report that was approved on the 11th June 2014. The option considered were:
- 4.1.1 Do nothing - this option would not address the priority status afforded to the pitches at Wishaw Lane Playing Fields as outlined in the Playing Pitch Strategy 2017. Also it could put the S106 funding at risk of being uncommitted.

- 4.1.2 Carry out the pitch improvements and deliver a smaller 2 room changing pavilion (rather than 4) - this option would not maximise the benefits that could be delivered from having 3 adult and 2 junior sized pitches.
- 4.1.3 The recommended proposal is to deliver a 4 room changing pavilion that can make full use of all the pitches.

5 Consultation

5.1 Internal:

- 5.1.1 The Corporate Director of Finance and Governance has been consulted and is supportive of this proposal.
- 5.1.2 The Cabinet Member for Health and Social Care has been consulted and supports the proposal going forward.
- 5.1.3 Consultation with Sutton Walmley and Minworth Local Ward Members has been ongoing with regular briefings. The proposal has also been presented at the Ward meetings in November 2016, September 2017 and April 2018, supported.
- 5.1.4 Officers from Planning and Regeneration, City Finance and Legal and Governance have been involved in the preparation of this report

5.2 External:

- 5.2.1 The Football Foundation have been consulted and involved in the development of this proposal.
- 5.2.2 Local football clubs have been consulted to ascertain the level of interest in bringing the facility back into use. This has indicated that the proposal is supported.
- 5.2.3 Consultation with local residents has been ongoing since the original Project Definition Document (PDD) was approved in June 2014. Local residents and local elected members are supportive of the improvements proposed to Wishaw Lane Playing Fields and that they are brought back in to operation.

6 Risk Management

- 6.1 A risk register is appended to the Full Business Case (Appendix 1)

7 Compliance Issues:

7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

- 7.1.1 The proposal in this report contributes to the Birmingham City Council Plan 2018 -2022, supporting the following outcomes of:
 - Outcome 2 - Birmingham is an aspirational city to grow up in.

Outcome 4 - Birmingham is a great city to live in.

Outcome 5 – Birmingham residents gain the maximum benefit from hosting the Commonwealth Games.

The detail illustrating how these priorities are met is included in the Full Business Case (Appendix 1).

- 7.1.2 The recently adopted Playing Pitch Strategy 2017 identifies the pitches as a priority for the City. The Playing Pitch Strategy and the Local Football Facilities Plan identify Wishaw Lane Pitches as being essential to reduce the deficit of quality playing pitches and associated changing provision in north Birmingham.
- 7.1.3 The proposal also supports the Birmingham Development Plan 2031 by providing good quality pitches and sports accommodation for users and the local community.
- 7.1.4 The proposals support the Council's strategic approach to managing assets ensuring that assets are fit for purpose in terms of suitability, sufficiency, condition, cost, environmental impact and affordability.

7.2 Legal Implications

- 7.2.1 Under Section 1 of the Localism Act 2011, with regard to the general power of competence, the Council has power to do anything that individuals generally may do.
- 7.2.2 Section 111 of the Local Government Act 1972 empowers local authorities to do anything (whether not involving the borrowing, expenditure or lending of money or the acquisition or disposal of any of its property) which, is calculated to, or is conducive or incidental to the discharge of any of their functions.

7.3 Financial Implications

- 7.3.1 The total capital cost of delivering the proposal is £921,642. This is to be funded from the following sources;
 - S106 Agreement Minworth Village Green, Minworth Sports Facilities and Green Arc Project Account, ref 2005/01263/PA in the sum of £482,468. The spend deadline for this account is the 23rd January 2019. This is to be used for the grass pitches and associated changing facilities. It should be noted that a sum of £189,826 has been expended to bring the grass playing pitches back in to use. This has been procured separately from this proposal and is outside the remit of the Football Foundation grant application criteria. The works to the pitches has been procured via the city's Landscape Practice Group. This leaves an uncommitted sum of £292,642 to contribute towards the funding for the new build pavilion.
 - A Football Foundation grant in the sum of £629,000 was approved on the 11th December 2018.

7.3.2 Following an invitation for expression of interest to manage the laying pitches and proposed pavilion 2 clubs were interviewed in July 2018. The successful candidate, Sportsco FC will sign a full 5 year repairing and insuring lease on completion of the pavilion with an option to extend at the end of the term. They will pay an annual rent of £500 per annum and be responsible for the repair and maintenance of the changing pavilion, pitch maintenance including grass cutting, tree maintenance and associated activities. They will also be responsible for Business Rates. Sportsco FC who will be based at Wishaw Lane Playing Field. They will enter into a full repairing and insuring lease. All income generated through the facility will go to the club to offset expenditure.

7.4 Procurement Implications

7.4.1 As a condition of applying for FF grant funding, the tendering of the building has been done via the FF's Procurement Framework made up of a Framework Managing Consultant for Changing Room Facilities and a Modular Supplier Framework for Changing Rooms. Gleeds (the Football Foundations Framework consultant) have overseen the procurement of Wishaw Lane Changing Pavilion new build which culminated in a single stage tender process being completed. 4 contractors were approached with 3 tender submissions being returned. Integra submitted the lowest tender.

7.5 Human Resources Implications

7.5.1 N/A

7.6 Public Sector Equality Duty

7.6.1 An equality assessment screening reference EQUA183 has been completed and is appended to this report (Appendix 2).

8 Background Documents

8.1 Joint Deputy Leader and Strategic Director of Place Minworth Section 106 – Wishaw Lane Playing Fields Project Definition Document 11th June 2014.

8.2 Appendix 1 Full Business Case

8.3 Appendix 2 Equality Screening Document