

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

---

Agenda Item No.

meeting date: 29 AUGUST 2017  
title: FOOTBALL DEVELOPMENT PROPOSAL  
submitted by: JOHN HEAP, DIRECTOR OF COMMUNITY SERVICES  
principal author: MARK BEVERIDGE, HEAD OF CULTURAL AND LEISURE SERVICES

### 1 PURPOSE

1.1 To provide an update on a proposal from Clitheroe Wolves Football Club (CWFC) to work in partnership with Council to develop a football specific facility at Roefield Playing Pitches, and to seek approval, in principle, for the revised scheme.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To sustain a strong and prosperous Ribble Valley
- Corporate Priorities - To help make people's lives safer and healthier
- Other Considerations – To develop, with relevant partners, measures to support the visitor economy

### 2 BACKGROUND

2.1 At the last Community Committee members considered a report on the proposal by Clitheroe Wolves FC (CWFC) to develop an indoor football facility and refurbish the Council's existing artificial surface.

2.2 Members agreed in principle that the proposal should be developed (Minute ref 12, 1&2 16/05/17).

2.3 Since that committee, a number of meetings have taken place with the club, the Lancaster Foundation, Lancashire FA (LFA) and the Football Foundation (FF) to establish the exact details of the scheme.

2.4 The LFA also met with all the football clubs in the Borough recently to discuss grass and 3G pitch provision. They are aware that the Borough has a high number of clubs who do not have access to a full size 3G pitch, so are minded to support a bid for such a pitch in the Borough. Although they have made it clear that any grant funding will be subject to their normal bidding process and therefore they cannot guarantee success.

### 3 ISSUES

3.1 The scheme being proposed now, following discussions with the LFA and the FF, is to locate a full size synthetic pitch on the Roefield site. This would cover the whole of the existing Council artificial surface currently there. It would sit alongside the proposed indoor facility.

3.2 In order to meet the current safeguarding guidance for changing rooms there would need to be some alterations to the Councils' existing pavilion or a new modular

building erected alongside the pitch. Without changing rooms the FF would not be able to help fund the new pitch. The changing rooms need to be self-contained, i.e. to contain both shower and toilet provision. Currently the 11 changing rooms have a block of showers and toilets which serve all the changing rooms. Designs will need to be drawn up for this work and then an estimate of cost will need to be determined. A cost for a modular building providing changing rooms will also need to be sought to determine which provides the best value.

- 3.3 The FA will consider a bid for grant funding for the outdoor pitch and the changing room alterations/provision. This would if approved provide the match funding for the scheme. The Lancaster Foundation would provide the other funding for the outdoor pitch and changing rooms. The Lancaster Foundation will fully fund the indoor facility, as this is not eligible for FF funding.
- 3.4 CWFC and the Lancaster Foundation would like the club to run the indoor facility and would create a separate Community Interest Company to operate it.
- 3.5 The sequence of events that needs to happen is outlined below:
- Instruct a company to carry out a feasibility survey which will determine whether an outdoor pitch and the indoor facility can be constructed on the land. The cost of this is approximately £3,000. This cost is recoverable from the FF if the project is approved, but is at risk until that point. The Lancaster Foundation has indicated they would be prepared to fund this sum.
  - Draw up a lease with the Lancaster Foundation and Clitheroe Wolves for the use of the land where the indoor facility is proposed. It is envisaged that it would be something similar to the one drawn up for the indoor tennis facility; they pay a ground rent for the building of around £4-5k per year.
  - Council approves the final arrangements and lease agreement for the project.
  - Prepare designs, timelines, tender specification and cost implications for the scheme and submit a planning application. Seek tenders for the outdoor pitch, indoor area and changing rooms. Those elements relating to the outdoor pitch are recoverable from the FA if a successful bid is awarded. Approximately £10,000, again this sum is at risk until grant funding is approved, but is recoverable if the FF approves the bid. The Lancaster Foundation has indicated they would be prepared to fund this sum.
  - Develop the programme of use, maintenance schedule and business plan (these are a requirement for the FA funding bid for the outdoor pitch, however will also be needed for the indoor facility to ensure that it can achieve the objectives for the Lancaster Foundation.
  - Submit the funding bid to the FA for the outdoor pitch and changing room alterations.
  - Assuming success with this bid, and approval of the planning application, work on site could commence.
- 3.6 The time frame for this work is dependent on a number of factors, however the FF estimate is approximately twelve months to complete the work and be on site. Until more detailed work has been carried out, it is difficult to be more exact.
- 3.7 The project including details of the lease would need to form the basis of a report seeking members' final approval for the scheme, which could then be submitted to the FF for funding.

#### 4 RISK ASSESSMENT

The approval of this report may have the following implications

- Resources – The Council has no current capital plan proposal to invest in upgrading the tennis court surface or the existing changing rooms and the proposal for an indoor facility and a full size pitch is substantially beyond the scope of the current capital programme. Therefore the provision of external capital offers a tremendous opportunity to enhance the recreational offer for the community in the Borough. A sum of £31,000 is currently in the 2018/19 capital programme for the replacement of the current artificial pitch lighting. At some point in the future, depending upon general wear and tear, but likely to be around 8-10 years of use, the outdoor pitch surface will require replacement, possibly with other areas such as fencing, lighting etc. If the Council as proposed, own and operate that facility, a capital sum of between £300,000 – £450,000 (2017 estimate) would be needed to cover the refurbishment.
- Technical, Environmental and Legal – An agreement would need to be reached with the club on what they would pay for using the facilities if built and a lease drawn up. Both the indoor and outdoor facilities would be subject to the normal planning application process.
- Reputation – The capital investment being proposed is substantial and with low risk for the Council. However, it will be necessary to ensure openness and that any deal is brought before Councillors prior to any agreement being entered into between the club, the Lancaster Foundation and the Council on a development.

## **5 RECOMMENDED THAT COMMITTEE**

- 5.1 Approves the revised project, in principle, and authorises the Director of Community Services to enter into formal negotiations with CWFC regarding the scheme.
- 5.2 Requests a report on the agreement be brought to Committee for final consideration.

MARK BEVERIDGE  
HEAD OF CULTURAL AND LEISURE SERVICES

JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES

## **BACKGROUND PAPERS**

For further information, please contact Mark Beveridge 01200 414479.