

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No. 5

meeting date: 13th MARCH 2018
title: ROEFIELD FOOTBALL PROJECT
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: MARK BEVERIDGE

1 PURPOSE

- 1.1 To provide an update on a proposal from Clitheroe Wolves Football Club (CWFC) and the Lancaster Foundation (LF) to work in partnership with the Council to develop a football specific facility at Roefield Playing Pitches. And to seek final approval for the proposed arrangements.
- 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 Community Committee members have considered a number of reports on the proposal by Clitheroe Wolves FC (CWFC) and the Lancaster Foundation (LF) to develop an indoor football facility and improve the artificial surface at the site.
- 2.2 Members agreed in principle that the proposal should be developed (Minute ref 176, 1&2 29/08/17).
- 2.3 In subsequent reports, the original proposal was amended to include both an indoor facility and a full size artificial pitch. This latter facility was planned based on there being a successful application for match grant funding from the Football Foundation (FF) in order for it to be built.
- 2.3 Since the last report in October 2017, further meetings have taken place with CWFC and the LF, this has resulted in a further refinement of the proposal being suggested.

3. THE PROPOSAL

- 3.1 CWFC and the LF have proposed that the initial indoor facility is now not progressed, but instead, the existing artificial surfaces at Roefield are resurfaced with a new 60x40m, 3G one. This will replace the one the Council and Sport England installed in 2015, which itself is now failing. The company which installed that surface went out of business in 2016.
- 3.2 In addition the proposed full size 3G pitch (70x100m) is constructed without match funding of the Football Foundation and both areas are fully funded by the LF. Attached to this report (appendix A) is an outline plan of the proposed layout, which

would include a covered spectator area between the 2 pitches and a small office and store area.

- 3.3 As part of this proposal, the Council is being asked to lease the land to a new charitable organisation which is to be set up specifically to run the 2 pitches.
- 3.4 The term of the lease would be 25 years and the full repair and maintenance of the facilities would be the responsibility of the new charitable body, Ribble Valley Community Sports Trust (RVCST).
- 3.5 It is proposed the Council would receive £20k annually as rental for the land this new facility occupies, with a five year review of this sum through the term of the lease.
- 3.6 The full size pitch would be built to the specifications set out by the Football Foundation, ensuring it will meet FA accreditation.
- 3.7 The pitch would be available for use by all clubs in the Borough, not just CWFC.
- 3.8 As part of the proposal, 10% of the available pitch time would be given to the Borough Council for sport development purposes. If for any reason some of this allocation could not be used, then RVCST would hire it out on behalf of the Council and the Council would receive the hire fee.

3 ISSUES

- 3.1 Sport England have confirmed in writing to the Council, they would not seek clawback of the funding granted to improve the existing 3G surface which would need to be removed and replaced by the new pitch.
- 3.2 Previously in order to meet the safeguarding guidance for changing rooms there was a requirement to make alterations to the Councils' existing pavilion, because there was funding be sought from the Football Foundation. These alterations will not be required, although this also means that the pavilion is not suitable for use by children and adults at the same time.
- 3.3 The Council would not incur any costs for building the new pitch or refurbishing the existing surface. Nor would it have to act as the client for the works, as that would be fully managed by the LF on behalf of the CWFC prior to handing over to RVCST.
- 3.4 On the existing site where the new artificial pitch would be located is an existing artificial cricket wicket. That will need to be relocated as part of the scheme. It is used for junior training and matches up to the age of 11 and can be accommodated within the remaining space on the site between reconfigured grass pitches. This would be an approximate further cost of £11,500.

4 FINANCIAL IMPLICATIONS

- 4.1 Currently the Council generates around £32k p.a. from the use of the surfaces at Roefield. Under the proposed new lease arrangement this would drop to £20k p.a. although with the potential for additional though unquantified income from the allocation of 10% of the available time.
- 4.2 The 2 areas if split into 5 aside football areas create a total of 6 slots per hour, given the operating hours of the current facility that would equal a total of 522 slots. The proposal allows for the Council to have 10% of these for sports development or hire to users. If they were all hired and allowing for both off peak and peak periods and

assuming a hire fee of £20 per slot, this would see a potential income of £13,200 (based on selling 25% of the time). Which when combined with the rental income helps the Council to get back to the revenue sum the current surface generates.

5 NEXT STEPS

- 5.1 There are a number of further steps to be undertaken with regard to costings, funding agreements and application processes.

6 RISK ASSESSMENT

- 6.1 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 and the proposal for a full size pitch is substantially beyond the scope of the current capital programme. Therefore the provision of external funding offers a tremendous opportunity to enhance the recreational offer for the community in the Borough.
- Technical, Environmental and Legal – A lease agreement will be required between the Council and the RVSCT, the terms of which will be based on the details enclosed within this report. The proposal would be subject to the normal planning application process. The lease would be entered into once the outcome of that is known.
- Reputation – For all the parties involved this represent an excellent outcome from a sports development perspective if it is constructed.
- Equality and Diversity – The proposed facilities would extend the opportunities for all sections of the community to participate in sport, with surfaces which would be unaffected by all but the most extreme weather.

7 RECOMMENDED THAT COMMITTEE

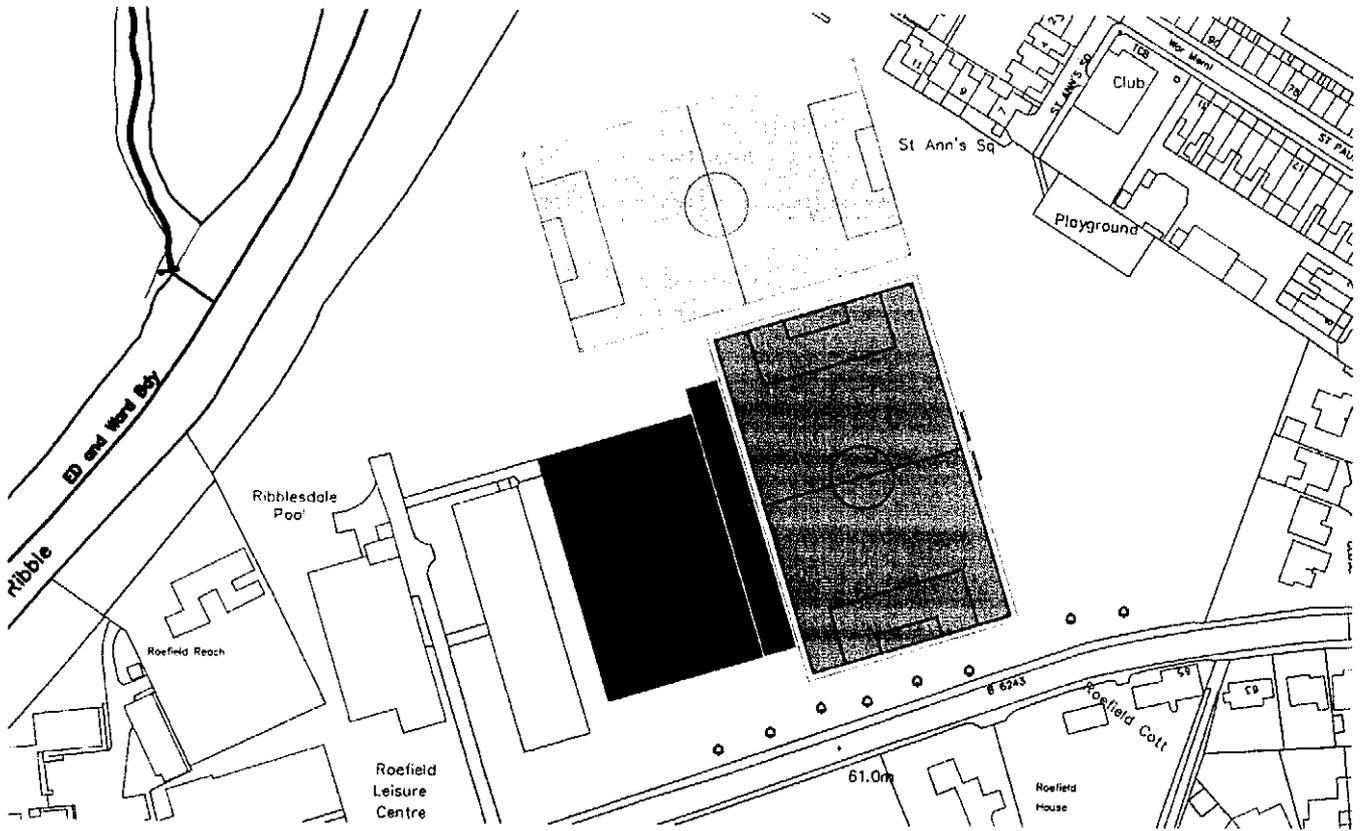
- 7.1 Approve the project proposed in principle as amended, subject to entering in to the appropriate funding and legal agreements with the Lancaster Foundation.
- 7.2 Authorise the Chairman and Director to conclude negotiations with the LF and CWFC on the terms of the lease agreement.

MARK BEVERIDGE
HEAD OF CULTURAL AND LEISURE SERVICES

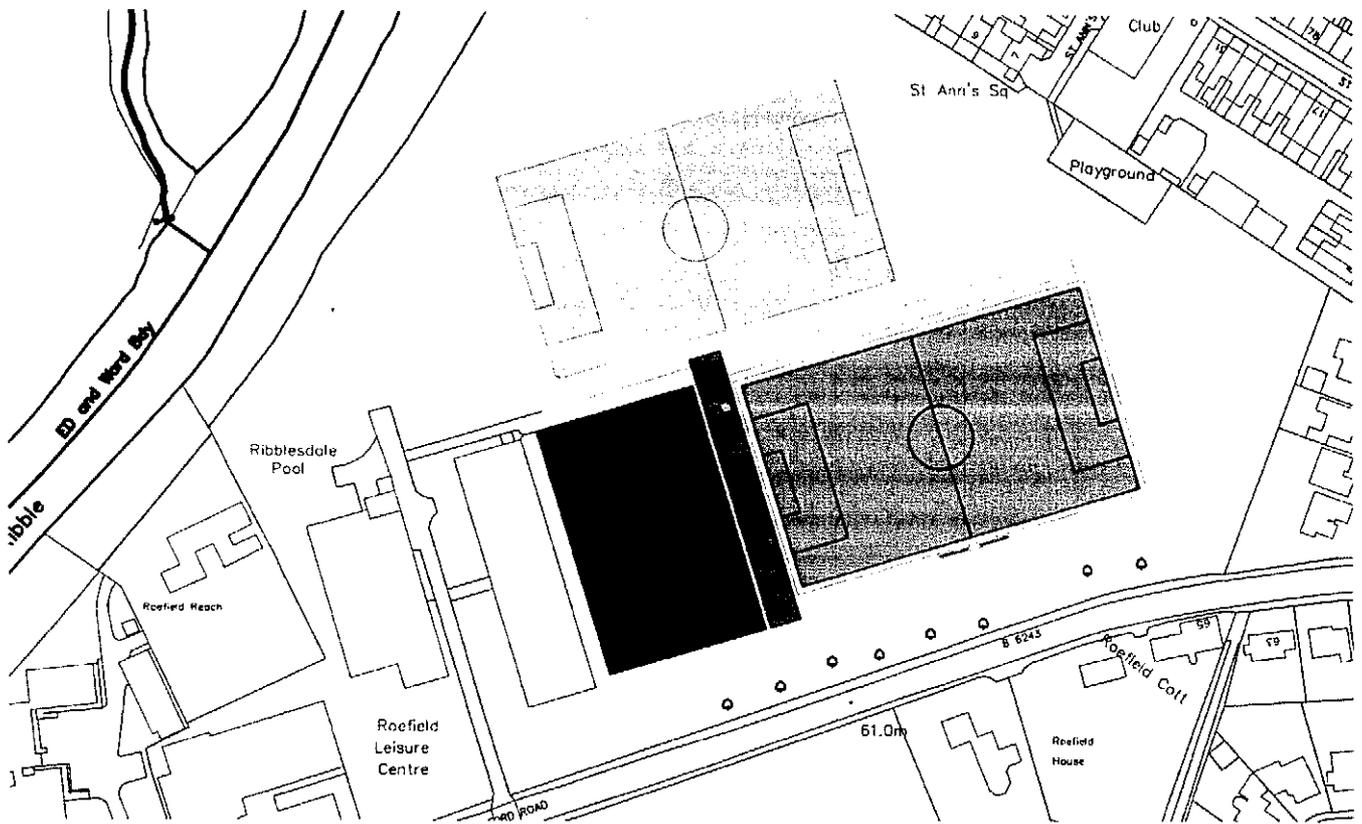
JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

For further information please ask for Mark Beveridge, extension 4479.



Layout Option 1



Layout Option 2

**Covered Spectator area under canopy and Facilities Manager building
between the 3G Pitches**

