

## Report of Forward Planning and Implementation

### Report to Chief Planning Officer

Date: 9<sup>th</sup> December 2014

**Subject: Design Cost Report detailing S106 spending release for the proposed construction of a new pavilion for Horsforth Community Sports Association at King George's Field, Horsforth.**

**Capital Scheme: 32225**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Horsforth	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### Summary of main issues

Approval is sought to spend £124,493 S106 green space monies as a contribution to the construction of a new pavilion at King George's Field, Horsforth. The Best Council Plan 2013-17 highlights the ambition for Leeds to become the best city with an economy that is both prosperous and sustainable so all our communities are successful. Within the plan there is emphasis on supporting communities through healthy lifestyles and getting people active, also building a child friendly city to ensure the best start in life. Additional facilities that improve the use of local sports clubs are considered to assist with these council objectives and St Margaret's Club is an important local organisation with a large membership.

### Recommendations

That the Chief Planning Officer:

- Approves a fully funded injection of £124,493 S106 green space monies into the 2014/15 capital programme as a contribution to the construction of a new pavilion at King George's Field, Horsforth and also;

- Approves the incurring of expenditure of £124,493 S106 green space monies as a contribution to the construction of a new pavilion at King George's Field, Horsforth.

## 1.0 Purpose of this report

- 1.1 The purpose of this report is to seek approval to spend and inject of £124,493 S106 green space monies to part fund the construction of a new pavilion at King George's Field, Horsforth. The pavilion will be a 6 team changing room with hospitality area, for use by Horsforth Community Sports Association which is a combined organisation of Horsforth St. Margaret's Football Club and Horsforth Cricket Club.

## 2.0 Background information

- 2.1 The site at King George's field currently contains multiple football pitches and cricket pitches. However, there are currently no changing rooms on site which severely limits the scope of the facility. The proposed pavilion will serve both the football and cricket clubs providing changing facilities to support the surrounding grass pitches for competitive fixtures and provide a welcoming hospitality venue for all teams after fixtures. It will benefit both clubs which have a large local membership predominantly in the LS18 area (Horsforth), this can be broken down into postcode areas as shown below:

• LS18	610
• LS16	75
• LS19	45
• LS13	13
• Others	26
<b>Total</b>	<b>769</b>

- 2.2 The Horsforth Community Sports Association are leading the project and have already obtained planning approval (planning ref: 10/02562/FU). Work is expected to commence on site shortly. King George's Field extends from a frontage on Brownberrie Lane to the north and Westbrook Lane to the west. The pavilion will be situated between the football pitches and cricket pitch and is accessed off Brownberrie Lane.

### Funding Source

- 2.3 As the project is being community led by the Sports Association there are several funding sources and the S106 contribution is only part of the total. The S106 money is being used for the construction of the changing room facilities and is not being spent on the hospitality sections of the pavilion which do not serve a green space function. In total the pavilion has been tendered for £701,496.34 and of this £124,493 will be sourced from S106 funds.
- 2.4 In total £124,493 of funds sourced from the residential scheme at Low Lane, Horsforth will be committed. The development on this site was for 123 flats

(planning ref: 27/224/03/FU) and all the remaining funds will be used for this scheme.

### **3.0 Design Proposals and Full Scheme Description**

- 3.1 The pavilion will have a gross floor area of 846m<sup>2</sup> and is located south west of the existing pavilion and west of, immediately adjacent to, and overlooking the existing cricket ground. The pavilion ground floor comprises of the entrance; home, away and umpires changing rooms; a small tea room, groundkeeper's store; toilets and a plant room. An area of decking is provided overlooking the cricket field. The base of the building includes a cellar and four changing rooms. At first floor there is a bar area, toilets, kitchen and foodstore.
- 3.2 The pavilion has been granted full planning permission and copies of the plans and the reports are available on the file.

### **4.0 Corporate Considerations**

#### **4.1.0 Consultation and Engagement**

- 4.1.1 The project has been devised in collaboration with members of the Horsforth Community Sports Association.
- 4.1.2 Local Ward Members have been contacted about this proposal and asked for their views. Cllr Townsley supports the proposal. Cllr Collins does not object to spending the S106 on this project, but does have concerns about the loss of an oak tree. The loss of the tree was evaluated in the planning application and it was determined that its loss was acceptable, as such the siting of the pavilion has already been agreed. Cllr Cleasby has not responded on this matter.
- 4.1.2 The proposal has been advertised on Talking Point and no comments have been received.
- 4.1.3 Through the planning process the scheme was advertised in the local community and Horsforth Library.

#### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 The process for spending green space Section 106 monies has been subject to an Equality Impact Assessment. It concluded there were impacts as regards equality and diversity. Many of the issues relate to the restrictive nature of funding generated through S106 legal agreements. There is a strong focus and reliance on public consultation with existing and potential users as part of the preparation of proposals.
- 4.2.2 These proposals include improvements that will benefit a wide range of users of open space.

#### **4.3 Council policies and City Priorities**

- 4.3.1 The most relevant Vision for Leeds (2012-2030) ambition is to have high quality buildings, places and green spaces, which are clean, looked after and respect the

city's heritage, including buildings, parks and the history of our communities by 2030.

4.3.2 The priorities identified in the Leeds City Priority Plans 2011 to 2015 of most relevance to this project are:

- Improve cleanliness and access to quality of green spaces; and
- Protect the distinctive green character of the city

4.3.3 On 22<sup>nd</sup> August 2007, through revisions to the council's Capital Strategy, Executive Board resolved that, where there are funding requirements for pre-determined priority works to community parks, play areas and sports pitches, any available S106 funds should be used where such works are legally eligible within the terms of the legal agreement.

#### **4.4 Resources and value for money**

4.4.1 The proposal was tendered in February, 2014. The tender was sent to three contractors for the delivery of the pavilion. Submissions were evaluated by the Horsforth Community Sports Association and the Banks Smith Partnership. The most competitive tender was chosen on the basis of price, quality of submission, health and safety, warranty, experience etc. A copy of the tender evaluation and schedule of works is held on file within the Forward Planning and Implementation Service.

4.4.2 The S106 contribution is only one part of the funding stream and represents value for money for the Council. Other funding grants have been secured for the pavilion. The initial cost estimate was £650,000 and the winning tender chosen costed the project at £669,925. However, since this costing in February clarification on the tender submission and omissions in the original bid has meant that the scheme was revaluated in June with the most competitive two bids being compared for value for money. A full copy of this report is available on file, the winning bid was priced at £701,496.34 and the increase in spend is being met by the Horsforth Sports Association. The table below outlines the funding sources, the majority of the funding is from the Football Association with only 18% from Leeds Council S106.

<b>Organisation</b>	<b>Confirmed</b>
Football foundation	£300,000
The Football Stadia Improvement Fund	£50,000
LCC	£124,493
ECB (English Cricket Board)	£50,000
Sport England	£75,000
Horsforth Sports Association	£102,003.34
<b>Total</b>	<b>£701,496.34</b>



## **5.1 Revenue Effects**

5.1.1 Maintenance of the site and its facilities will be managed by Horsforth Community Sports Association and funded through the revenue generated by use of the facility including the bar area. A detailed breakdown of costs and revenue is available on the file but the clubs are expected to make a small profit each year from subscription income and the pavilion which will be reinvested into the clubs.

## **5.2 Legal Implications, Access to Information and Call In**

5.2.1 As an administrative delegated decision, no call in period applies.

## **5.3 Risk Management**

5.3.1 The works will require a full health and safety assessment. A full risk assessment will be required prior to a start on site. The project is being managed by a professional managing agent who adheres to all relevant CDM regulations.

5.3.2 If approved, the S106 grant offer letter will contain a number of attached conditions. In addition, to the usual conditions, there will also be specific conditions to cover the requirement that use of these facilities by the community must remain available for a specified period following the payment of the grant.

## **6.0 Recommendations**

6.1 That the Chief Planning Officer:

- Approves a fully funded injection of £124,493 S106 green space monies into the 2014/15 capital programme as a contribution to the construction of a new pavilion at King George's Field, Horsforth and also;
- Approves the incurring of expenditure of £124,493 S106 green space monies on as a contribution to the construction of a new pavilion at King George's Field, Horsforth.

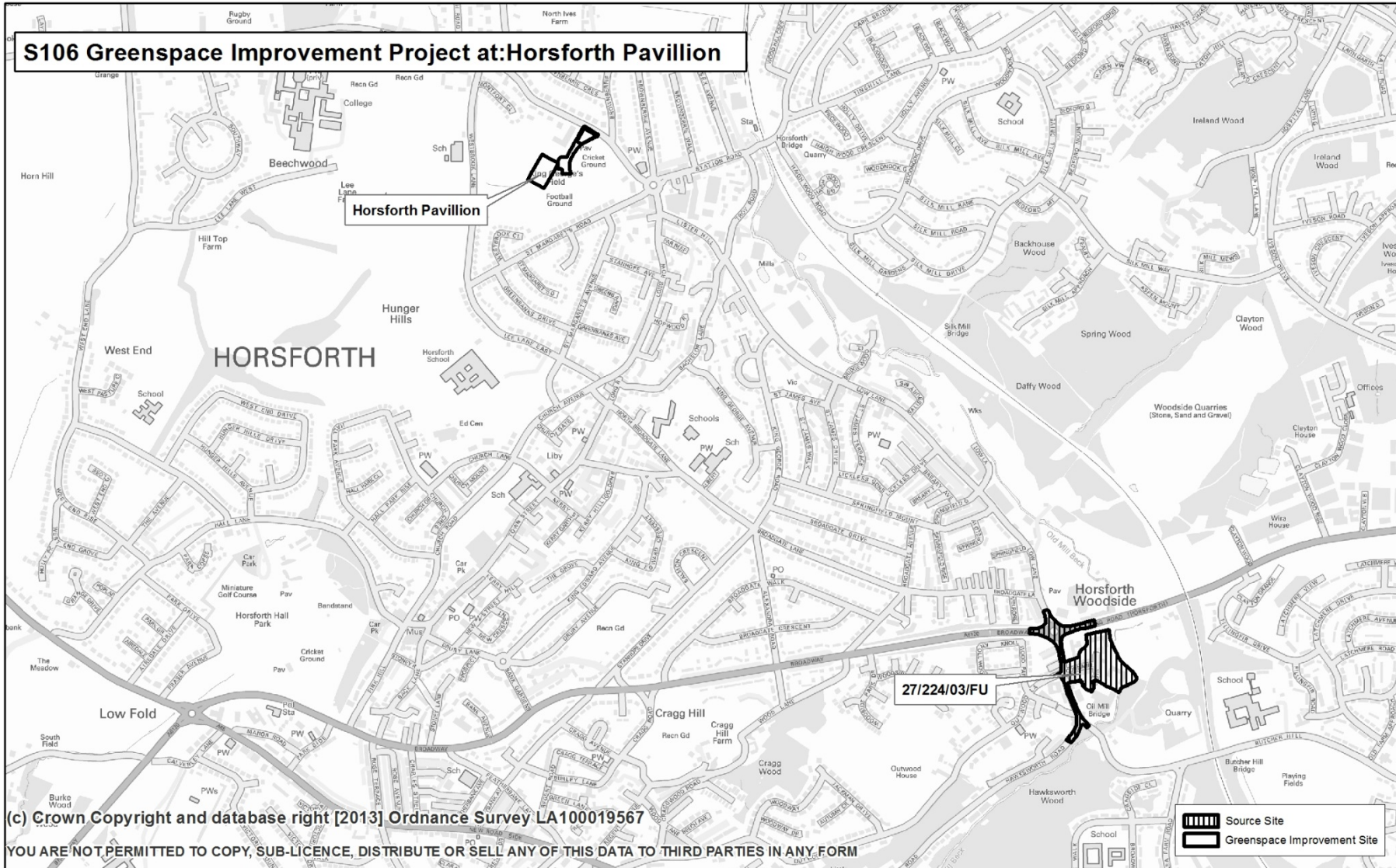
## **7.7 Background documents<sup>1</sup>**

7.1 N/A

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<sup>1</sup> The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

**S106 Greenspace Improvement Project at: Horsforth Pavillion**



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