

Public Document Pack

Supplementary Information: Executive Board: 11 December 2024

Agenda Item 10: Active Leeds – Vision for Wellbeing Centres Report

(NB. Due to a technical issue, the enclosed text in bold and italics within paragraph 2.6.3 did not pull through to the formal agenda pack for the above report. As such, to ensure that Executive Board has received all information within that report, please find the enclosed text for inclusion within your 11 December Executive Board agenda papers)

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EXECUTIVE BOARD - 11 DECEMBER 2024 – SUPPLEMENTARY INFORMATION

AGENDA ITEM 10 (ACTIVE LEEDS: VISION FOR WELLBEING CENTRES REPORT)

2.6 John Charles Centre for Sport – Outdoor Facilities

2.6.1 The outdoor sports facilities at JCCS currently comprise 1 full size, sand dressed all-weather pitch, 10 five-a-side all-weather pitches, 6 tennis courts, 1 full size grass training pitch and an old grass throwing area. The full-size all-weather pitch has not been in use/bookable for almost 20 years and is unusable. The 5-a-side pitch usage has declined significantly over the last 5 years as the condition of the pitches has declined and the courts are now suffering from acts of vandalism. The grass training pitch is used by Hunslet RL and other local teams for training purposes and has limited use due to its condition.

2.6.2 At the tennis centre outdoor court usage is relatively low, with only a real need for 4 courts during the key competitions running 3 weeks of the year (Yorkshire County Championships etc). Competition formats and scheduling can be adjusted to continue delivery of these events on 10 courts if the 6 indoor courts are also utilised. This provides the site with the opportunity to consider how it could accommodate alternative sports/uses on the space of 2 of the outdoor tennis courts to increase the variety of offer at the centre.

2.6.3 *Income generation for the all-weather pitches has declined to less than £80k per annum which is a consequence of the full size pitch being unusable and the 5-a-side pitches deteriorating. At peak these facilities were generating between £3-400k a year. In addition Leeds has a training pitch deficit of 24 all weather pitches, which means that demand for good quality training facilities exceeds supply and this proposal in part will address this.* The proposals to the outdoor pitch areas consist of:-

1. **Full Sized All-Weather Pitch** - Conversion of the full-sized sand dressed all-weather pitch to a new 3/4g rubber crumb pitch with a new shock pad, fencing and floodlighting.
2. **5-a-side pitches** - Conversion to six-a-side pitches and relocation in part and replacement of the 3G rubber crumb carpets and surround fencing.
3. **Outdoor Tennis Courts** - Retention of 4 existing tennis courts and the conversion of 2 to 6 padel courts which is being part/fully funded by an interest free loan of £250k from the LTA. Padel is currently one of the fastest growing sports in the world, but with very little in existence in Leeds. Padel at JCCS would complement tennis provision and attract usage from non-tennis users and has the potential to generate £300k pa. A part year saving of £150k has been put forward as part of the Directorates savings proposals for 25/26.

4. **Grass Training Pitch** - Conversion of the grass training pitch into a 3/4g full sized rugby league standard all-weather pitch (subject to match funding through RFL and Hunslet RL. The pitch would be fully lettable and would be one of the few rugby league standard pitches in the city and as such demand for use would be high.
 5. **Grass Throws Area** - Conversion of the grass throws area to 4 outdoor cricket nets which is fully funded by the ECB and is due to open in 2024 in advance of the other works highlighted above.
- 2.6.4 As part of the wider scheme it is proposed to revamp the indoor tennis centre reception, café and seating areas, repositioning them to a more prominent location that is visible from the new padel courts and pitches and expand the changing facilities bringing more footfall through the café into the tennis centre.
- 2.6.5 Funding for the scheme is expected to be secured in part through the Football Foundation (a 60-70% contribution similar to the 'Parklife' approach), a Padel/LTA contribution of a £250k no interest loan, £75k funding of the cricket nets through the ECB and Prudential Borrowing as part of the Business case development for the facilities.
- 2.6.6 The Football Foundation, in partnership with Active Leeds, have developed a business case for the scheme and with the additional facilities outlined above, there is the potential to generate between £350k to £500k pa in additional income. The details of the proposals are attached at Appendix 3