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| Report for: ACTION |
| Item Number: 20 |

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| Contains Confidential or Exempt Information | NO |
| Title | Rectory Park |
| Responsible Officer(s) | Keith Townsend – Executive Director of Environment and Customer Services |
| Author(s) | Chris Bunting; Kam Sangha |
| Portfolio(s) | Councillor Bassam Mahfouz |
| For Consideration By | Cabinet |
| Date to be Considered | 15 th September 2015 |
| Implementation Date if Not Called In | 28 th September 2015 |
| Affected Wards | Northolt West End and Greenford Broadway |
| Keywords/Index | Rectory Park, Middlesex Football Association, Parkfield Drive, Northolt, Sports, Leisure, Lease |

Purpose of Report:

Following a successful marketing process, which has secured, subject to funding up to £2.8m of investment, the Council are currently working with MFA as part of the Council's ongoing asset transfer programme, to improve the sport and active recreation provision available at this site to meet future demands of the growing population within the Northolt Area.

Under the proposal Middlesex Football Association will be fund raising, in partnership with the Council. The Council will be directly managing the capital construction of the pavilion and of the new full-size floodlit Third Generation Football Turf Pitch (3G ATP).

This new high quality facility will provide accessible sports, leisure and recreational facilities, which will provide benefits to the wider community at zero subsidy to the Council; aiding in the challenges faced relating to Health, engagement of young people and training/educational opportunities.

This report seeks Cabinet approval for the negotiation of agreement for lease to support the development of a pavilion and new full-size floodlit Third Generation Football Turf Pitch (3G ATP) in Rectory Park by Middlesex Football Association (MFA); approval to submit any funding applications associated with this development and to lead the capital works procurement.

1. Recommendations

It is recommended that the Cabinet:

- 1.1 Notes the selection process undertaken to select preferred bidder and agree to the appointment of Middlesex Football Association as the preferred Partner.
- 1.2 Authorises the Executive Director of Environment and Customer Services to negotiate and enter into agreement for lease providing for the grant of a 125 year lease of the area edged in red shown in Appendix 1 to Middlesex Football Association subject to consideration of any representations received following advertisement of the proposed disposal of open space pursuant to paragraph 123(2A) of the Local Government Act 1972.
- 1.3 Notes the estimated funding sources of £2.8m being contributed by MFA for works at Rectory Park as detailed in Table 1.1 below and that approval will be sought to add grants to the capital programme as and when they are secured.
- 1.4 Authorises the Executive Director of Environment and Customer Services, in partnership with MFA, to submit funding applications, as required, and enter into any necessary funding agreements.
- 1.5 Authorises the Executive Director of Environment and Customer Services, to invite and evaluate tenders for the capital works at Rectory Park and notes that a further report will be brought to cabinet for authority to award.

2. Reason for Decision and Options Considered

- 2.1 Rectory Park is a strategic site in terms of sports provision in the Borough and is designated as green belt and public open space. The site has suffered from lack of investment over a prolonged period and is no longer fulfilling its role as a suitable location for community based sports. This opportunity will provide a sustainable high quality community accessible sport, recreational and community facilities at zero cost to the Council, creating a community hub for football and other recreational activities linking the facilities to the park, health lifestyles and walking, integrating all within the local community.
- 2.2 The Ealing Sports Facility Strategy, adopted by the Council in February 2013, identifies that cricket and football facilities particularly in the Northolt area are generally not of the required standard to meet the demands and needs of cricket and football clubs, therefore restricting local cricket and football clubs entering in to leagues. The Strategy concludes that the future demand for quality cricket and football facilities can be met in a number of ways including bringing dormant Council pitches back in to full use, through lease arrangements with local sports

clubs providing all year round playing, cricket in summer and football in winter.

- 2.3 In order to bring the playing fields back to full capacity it is proposed that a new building, replaces the Pavilion (destroyed as a result of an arson attack); which will be constructed with changing facilities, community social space, toilets and a kitchen/server, which will meet the required league standards to enable clubs the opportunity to participate in leagues and to enhance the outdoor, all year round usage of the site. This will allow for a wider community development programme to be delivered; using the facilities that will also include a full size floodlit 3G ATP.
- 2.4 Accessing the high quality sports and leisure facilities is a key factor in improving the quality of life for residents and the local communities. The creation of the proposed facility mix in line with the ability to further enhance the site will ensure that Rectory Park is a well maintained, safe and community accessible site that can be used for a variety of different activities for the foreseeable future. It will allow for a wider community development programme to be delivered; using the facilities that will also include a full size floodlit 3G ATP.
- 2.5 In March 2015 officers completed a selection process, as part of the Council's asset transfer model which has identified Middlesex Football Association as the preferred partner/tenant for Rectory Park in Northolt. This process will secure up to £2.8m of investment from external sources to provide these facilities at no on-going subsidy.
- 2.6 The MFA is a governing body for football in Middlesex. Their objective is to govern the game of football on behalf of the Football Association, which they have successfully achieved for 130 years. MFA governs and supports the activities of 500 clubs (2,000 teams equating to 300 adult clubs/400 adult teams, 200 youth clubs/1,600 youth teams) providing football development support in line with the Football Associations National Game Strategy.
- 2.7 Middlesex FA delivers an extensive coach education programme, predominantly for volunteers, to support club activity, which is delivered at various facilities around the County and London region.
- 2.8 Since officers identified MFA as preferred bidders the Council have been working in partnership with the body, reviewing the proposed designs and developing the funding strategy and wider project delivery.

3. The Proposal Key Implications

- 3.1 Regeneration of Council facilities via external investment of up to £2.8m providing significant community benefit and opportunities at zero subsidy working with a reputable partner organisation.
- 3.2 Rectory Park currently has two porta-cabins, which serve as changing rooms for the two cricket pitches and the six grass football pitches. It is

envisaged that the management and maintenance of the wickets and pitches will remain with the Council and therefore outside the scope of the lease.

- 3.3 The current porta-cabins do not meet league standards. The porta-cabins units will therefore be relocated to enhance another facility yet to be confirmed. It is proposed to construct a new pavilion which it is proposed will be leased to MFA under a 125 year lease. The MFA is able to run a sustainable facility, which is a new design of building and which includes flexibility to accommodate a range of different functions on the site if required. The Pavilion will also provide changing facilities, for users of the cricket and football pitches, which are currently hired out by Ealing Council's grounds maintenance contractors, it's intended for this arrangement to continue.
- 3.4 It is proposed that the Council will grant a 125 years full repairing lease of the new Pavilion, once it is constructed, to MFA, under the terms of an agreement for lease providing for the securing of external grant, and the MFA attaining planning permission for the facilities and the Council arranging for the construction of the works. Once granted the lease will generate an income of at least £0.02m per annum to the Council.
- 3.5 The redeveloped grounds will support Ealing Council's vision to improve the sport and active recreation provision across the borough to meet the growing needs of the population more specifically, within Northolt area. It also supports the Sports Facility Strategy 2012 – 2021, approved by Cabinet in February 2013, which states that the cricket facilities are not currently of the required standards to meet the need and demands of local league cricket and in particular football, especially in the Northolt area.

4. Financial

- 4.1 MFA has identified funding sources for this project, which they will be contributing to the project and will explore other avenues besides the ones listed below.

Table 1.1. – Funding Strategy

| Source | Amount £m | Status | Comments |
|----------------------------------|-----------|---|---|
| London Marathon Charitable Trust | 0.200 | Expression of Interest submission in October 2015 | Full Application submission February 2016 |
| Sport England – Improvement Fund | 0.375 | Waiting on dates to be released for the submission of application | |

| | | | |
|--|------------------|----------------------------------|--|
| Football Foundation – Premier League & FA Facilities Fund | 0.500 | Expression of Interest submitted | Application to be submitted in February 2016 following planning permission |
| The Football Association Commission “Park - Life” initiative | to be determined | to be determined | |
| MFA - Re-location from current office | 0.250 | Expression of interest submitted | Application to be submitted in February 2016 following planning approval |
| MFA - Sale of current office | 0.850 | | |
| MFA - Cash reserves | 0.200 | | |
| Partnership Funding | 0.500 | | Examples such as S106, Biffa, John Lyons and other small grants |
| Total Funding | 2.875 | | |

4.2 The primary focus of this project is to provide a pavilion and 3G Artificial Turf pitch to support the current cricket and football pitches on site. The break-down for these works are as below: -

Table 1.2. – Pavilion & Facility cost breakdown

| Works | Area Detail | Cost £m |
|-----------------------------------|------------------------------------|----------------|
| Construction of Building HQ | Based upon the indicative drawings | 0.750 |
| Construction of Changing Pavilion | | 0.765 |
| External Works | Landscaping/paths and car parking | 0.250 |
| Professional Fees and Surveys | Based at 10% | 0.150 |
| Contingency | Based at 5% | 0.193 |
| Fit out items | Loose furniture and fittings | 0.021 |

| | | |
|---|---|--------------|
| Surveys and associated costs | Planning fee and associated surveys | 0.042 |
| CIL | Actual footprint of design needs confirming | 0.023 |
| Floodlit Third Generation Football Turf Pitch (3G ATP) | | |
| Pitch Survey and management by pitch specialist | Pitch survey, tendering, contract management and maintenance review | 0.030 |
| Build | | 0.650 |
| Total | | 2.875 |

- 4.3 However, it is proposed that if additional funds are not secured for this project, a pavilion will be constructed to the budget secured and designed to easily accommodate an extension to offer the additional flexibility if funding for this becomes available in the future and it is proposed that the tender process will reflect this.
- 4.4 There are no additional on-going revenue implication arising from this project as the development of the site listed in table 1.2. above will be leased and managed by MFA. All financial implications will be managed within existing Environment & Customer Services budgets.
- 4.5 A timetable for the project implementation is set out in section 16 and a timeline for the project in Appendix 2. A cash flow forecast for the project is provided in Table 1.4., which will be updated as grants are secured and application dates known.

Table 1.4. - Project Cash Flow Forecast

| Description | 2015/16 £m | 2016/17 £m | 2017/18 £m | 2018/19 £m | Total £m |
|----------------------|---------------|---------------|---------------|---------------|--------------|
| | | | | | |
| Project costs | 0.152 | 1.911 | 0.712 | 0.100 | 2.875 |
| Total Funding | 152 | 1,911 | 0.712 | 0.100 | 2.875 |

5. Legal

- 5.1 The Council has the power under section 123 of the Local Government Act 1972 to dispose of land provided it is disposed of for the best price reasonably obtainable unless the consent of the Secretary of State is otherwise obtained either by way of a general consent or otherwise.
- 5.2 Under section 123(2A) of the 1972 Act notice of intention to dispose of any land consisting of open space must be advertised and any objections to the proposed disposal must be considered before any final decision to dispose of the land is taken.

- 5.3 The Council will follow a competitive tendering exercise for the contract for the redevelopment of the facility in accordance with the Public Contracts Regulations 2006 (as amended) and the Council's Contract Procedure Rules as appropriate.
- 5.4 Contributions received under agreements pursuant to section 106 of the Town & Country Planning Act 1990 must be applied for the purposes identified in the relevant agreement.
- 5.5 The Council will produce an agreement for lease, which will include conditions relating to funding contributions, planning permission and construction which an agreed form of lease will be attached.
- 5.6 These facilities are subject to planning application, all planning are assessed upon their merits, and this report does not form part of the planning process.

6. Value For Money

- 6.1 This scheme is expected to generate circ. £2.875m of investment in a brand new sports facility for the community, schools and clubs alike. The MFA has a number of initiatives in place such as non-financial reward schemes to encourage new and existing volunteers to help develop sports and leisure activities in the area. They will extend their commitment by providing activities during the week and will manage the facility providing wider community benefit. This model of the community taking ownership of Council facilities to enable the delivery of community benefit is one that is encouraged and embraced by governing bodies and government.
- 6.2 The Council will follow a competitive tendering exercise for consultants and build contractors, and contracts will be granted to the companies who offer the most economically advantageous tender/quotation.
- 6.3 The lease will be a 125 year full repairing lease for the site.
- 6.4 The facilities will be used 7 days a week; cricket in the summer and football in the winter, in accordance with the planning approval.
- 6.5 This project has been managed internally by the Leisure and Major Projects teams, saving on external consultant costs.

7. Sustainability Impact Appraisal

- 7.1 Principles of sustainability will be incorporated throughout the planning of all redevelopment works on the site and design, including applying best design practice options for alternative/"greener" materials and products, quality and economical and sustainable utilities systems. The building will have movement low energy lighting fittings and dusk to dawn activated external lighting. The building will be protected with CCTV.

8. Risk Management

Key risks to the scheme are:

| Description | Probability | Impact | Mitigating Action |
|--|--------------------|---------------|---|
| Failure to secure funding from national governing bodies | Medium | High | Tight co-ordination with MFA |
| Failure to secure planning approval | Low | High | Close liaison with planning department during the design phase. Facilities are a replacement for previous facilities and the site has had an approved application for a facility of this type previously. |
| Failure to achieve planning permission | Medium | High | Engagement with dedicated planner for this project |
| Cost of building and pitch works may exceed budget | Medium | High | On-going submission of grant applications and tight funding review throughout the project with MFA |
| Timescales may not be met | Medium | High | Tight co-ordination and management of all contracts |

9. Community Safety

- 9.1 Providing a new sports base in this area will help to focus energy positively and encourage participation in sport, health and well-being.

10. Links to the 6 Priorities for the Borough

10.1 Prosperous

Ealing Council is keen to secure a partner who has the capability to deliver a sporting scheme which will realise benefits for the community whilst protecting and safeguarding the Council's interest. Ealing Council is keen to ensure the provision of a sports facility that is both high quality

and sustainable, that meets the needs of the community now and in the future, at an affordable cost.

10.2 Healthier

All parties recognise the opportunity for Rectory Park to become a community hub for sporting and recreational activities outside of football linking the facilities to the park, healthy lifestyles and walking, integrating all within the local community.

10.3 Making Ealing Safer

The creation of the proposed facility mix in line with the ability to further enhance the site will ensure that Rectory Park is a well maintained, safe and community accessible site and provide a local facility that will give young people and the local community something to do. This will help to discourage engagement in anti-social behaviour.

10.4. Cleaner

The indicative designs demonstrate enhanced path links throughout the park connecting to the new access point and cycle parking to reduce the reliance on motor vehicles and promote active and healthy lifestyles whilst significantly improving an important council asset.

10.5 Fairer

Accessing high quality sports and leisure facilities is a key factor in improving the quality of life for residents and the local communities. The creation of the proposed facility mix in line with the ability to further enhance the site will ensure that Rectory Park is a well maintained, safe and community accessible site that is used by the local community for the foreseeable future.

10.6 Accessible

The Council wishes to retain the site as a multi-sport multi pitch outdoor sports ground of strategic importance to the borough. Any development on the site must accommodate community use grass football pitches, equivalent to 6 full size pitches, plus two cricket pitches with NGB recommended changing rooms and social space which meet the needs of local adult and junior football and cricket leagues.

11. Equalities, Human Rights and Community Cohesion

11.1 An Equality Impact Assessment screening has been completed.

12. Staffing/Workforce and Accommodation implications:

12.1 The costs of the project management resources are included in within the project. There are no accommodation implications.

13. Property and Assets

- 13.1 A section 123 notice will need to be published in the local newspapers and any objections considered before the agreement for lease can be entered into.
- 13.2 MFA will move to the new pavilion when the lease is granted after the construction works have been completed scheduled to be in July 2017.

14. Any other implications:

- 14.1 None

15. Consultation

- 15.1 MFA are actively involved with Ward forums Northolt West End and Greenford Broadway. MFA are also in consultation with Northolt Greenford Countryside Park Society. Consultation will be taking place as part of the planning process.

16. Indicative Timetable for Implementation

| Task | To be achieved by |
|--|--------------------------|
| Cabinet approval for award of contract | September 2015 |
| Submission of Planning application | November 2015 |
| Planning Permission secured | March 2016 |
| Invitation to tender for construction | April 2016 |
| Tender returns & Evaluation | May 2016 |
| Appoint contractor(s) | June 2016 |
| Works start on site | July 2016 |
| Completion of works on site | June 2017 |
| Awarding of lease | July 2017 |
| Opening of facilities | Sept 2017 |

17. Appendices

- Appendix 1: Plan of Rectory Park
Appendix 2: Proposed Project Timeline

18. Background Information

None

Consultation

| Name of consultee | Post held | Date sent to consultee | Date response received | Comments appear in paragraph: |
|--------------------------|---|-------------------------------|-------------------------------|--------------------------------------|
| Internal | | | | |
| Keith Townsend | Executive Director, Environment and Customer Services | 24/07/15 | 1/9/15 | throughout |
| Jonathan Kirby | Assistant Director of Major Projects | 24/07/15 | 24/07/15 | throughout |
| Chris Welsh | Parks Operations Manager | 24/07/15 | 24/07/15 | throughout |
| Julia Robertson | Sports Development Manager | 24/07/15 | 24/07/15 | throughout |
| Jackie Adams | Head of Legal (Property & Regulatory) | 24/07/15 | 28/07/15 | throughout |
| Jonathan Scholtz | Senior Finance Officer | 24/07/15 | 14/08/15 | throughout |
| Maria Christofi | Director of Finance | 24/07/15 | 14/08/15 | Financial paragraphs and tables |

Report History

| Decision type: | Urgency item? |
|-----------------------|---|
| Key decision | No |
| Report no.: | Chris Bunting, Assistant Director, Leisure Ext 6429 |