

**REPORT TO:** Cabinet Member - Leisure and Tourism  
Cabinet

**DATE:** 7th October 2009  
29th October 2009

**SUBJECT:** Changing Facilities at Portland Street and Meols  
Park Playing Fields

**WARDS AFFECTED:** Kew and Norwood and all wards in relation to use

**REPORT OF:** Graham Bayliss, Leisure Director

**CONTACT OFFICER:** Hugh Paterson, Parks Project Officer  
X 2398

**EXEMPT/CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

To seek a Cabinet Member resolution regarding a strategic approach to the provision of changing facilities at Portland Street and Meols Park Recreation Grounds.

**REASON WHY DECISION REQUIRED:**

The proposals involve the approval and use of Section 106 monies earmarked for both sites and a decision is required in the context of the estimated costs that have been calculated through feasibility studies for both sites.

**RECOMMENDATION (S):**

It is recommended that **Cabinet Member:**

- 1.) Notes the results of the feasibility studies that have been conducted for both sites and the level of resources currently available.
- 2.) In the light of the available resources, approves the recommendation of the Leisure Director, Southport and District Amateur Football League, and Ward members to carry out the design and construction of a modular changing room complex at Portland Street as the first priority
- 3.) Approves in principle the construction of a modular changing room complex at Meols Park in the future subject to availability of resources.
- 4.) Authorises the Leisure Director to advance the design and to invite tenders for the Portland Street development with a view to works commencing on site by April 2010.

- 5.) Authorises the Leisure Director to apply for planning approval for the proposed Portland Street development .
- 6) Requests the Southport and District Amateur Football League to make payment of £40,000 towards the proposed scheme prior to award of tender.
- 7) Recommends to Cabinet the inclusion of the Portland Street Changing Rooms scheme in the Leisure and Tourism Capital Programme.

It is recommended that **Cabinet:**

- 1) Authorises the inclusion of the Portland Street Changing Rooms scheme in the Leisure and Tourism Capital programme.

**KEY DECISION:** YES

**FORWARD PLAN:** YES

**IMPLEMENTATION DATE:** Upon the expiry of the call-in period

**ALTERNATIVE OPTIONS:**

To adopt any of the alternative options set out in the options appraisal

**IMPLICATIONS:**

**Budget/Policy Framework:**

**Financial:**

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure	59,500	370,000		
Funded by:				
Section 106 monies	19,500	370,000		

Southport & District Amateur Football League	40,000			
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure		Nil Increase (Contained within existing budget provision)		
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? No		When?		
How will the service be funded post expiry?		N/a		

**Legal:**

**Risk Assessment:**

**Asset Management:** Both sites feature in the Parks and Green space Asset Management Strategy as priority land assets in need of development/investment.

**CONSULTATION UNDERTAKEN/VIEWS:**  
**HIGHWAYS – NETWORK MANAGEMENT AND ROAD TRAFFIC SAFETY TEAMS**  
**PLANNING – DEVELOPMENT CONTROL NORTH TEAM**  
**FINANCE DEPT – the Finance Director has been consulted and his comments**

have been incorporated into this report (FD Reference 173)

**CORPORATE OBJECTIVE MONITORING:**

<b><u>Corporate Objective</u></b>		<b><u>Positive Impact</u></b>	<b><u>Neutral Impact</u></b>	<b><u>Negative Impact</u></b>
1	Creating a Learning Community		√	
2	Creating Safe Communities	√		
3	Jobs and Prosperity		√	
4	Improving Health and Well-Being	√		
5	Environmental Sustainability	√		
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy	√		
8	Children and Young People	√		

**LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

## **1.0 BACKGROUND**

- 1.1 Meols Park Recreation Ground and Portland Street Playing Fields provide strategically important Council run sports pitches, which serve the Southport area. They both currently provide a minimum of four senior pitches, which are used extensively by local football leagues, most notably the Southport and District Amateur Football League and the Southport Craven Minor League.
- 1.2 The changing accommodation provision at both sites is extremely limited and dilapidated and has been the subject of concern and complaint by the leagues and other user groups for a number of years. During the football season the league requires secure changing rooms with shower and toilet facilities for eight teams at any one time. In the case of Portland Street players are currently changing in cars within view of adjacent housing.
- 1.3 In response to this position the Leisure Director has convened a series of consultative meetings with Elected Members serving the Kew and Norwood wards and officials representing the Southport and District Amateur League.
- 1.4 At those meetings elected members demonstrated their strong commitment to addressing the shortfall in provision and to utilising the available Section 106 monies for both wards.

## **2.0 ACTION TAKEN TO DATE**

- 2.1 The Consultative group agreed two courses of action with the Leisure Director:
  - To effect temporary structural repairs to the Portland Street Sports Pavilion to enable their restricted use for shelter and toilets during the 2009/10 football season. A quotation for these works provided by Capita Symonds of £4,103.35 was accepted with a contribution of £3,000 from the Southport Area Committee budget. This work has now been completed and the facilities are now functional for the forthcoming season.
  - To carry out feasibility studies on both sites to provide an outline design layout and pre-tender cost estimate for the construction of an eight changing room complex by both traditional build and using a pre-fabricated modular system. (brick-clad with pitched roof) The scale of provision and outline brief for the design was the subject of further consultation with the Southport & District Amateur League
- 2.2 The feasibility studies formulated a generic design layout that would adequately serve the needs of both sites. It also elicited the following cost estimates, taking account of local services etc:

- Portland Street Playing Fields - £565,389 (traditional); £412,912 (modular)
- Meols Park – £578,460 (traditional) £425,983 (modular)

The above cost estimates include contingencies and all professional and project management fees.

- 2.3 Some associated works will also be required to improve the entrance and parking facilities, to ensure that the maximum benefit is obtained from the investment in the new facilities. An allowance of £10,000 has been included in the proposed capital budget estimate together with a project management fee of £6,500 for Leisure Services.
- 2.4 The outline design, layout and elemental cost breakdown were presented to the group in July 2009. It was clear from the feasibility study that there was insufficient 'in-house' budget capacity to design and construct changing facilities on the proposed scale and quality advocated by the league at both sites. However, Elected Members confirmed their resolve to deliver the scale and quality of provision advocated by the league. If external, matching funds could not be secured to increase the level of available funds, then it was agreed that priority should be given to replacement facilities at Portland Street.
- 2.5 The decision to give priority to Portland Street was due to the critically poor condition and life expectancy of the current provision and the comparative scale of funding contribution available from the Kew ward

### **3.0 FUNDING AVAILABILITY**

- 3.1 Following consultation with the Southport Area Committee, the Planning Committee Section 106 Funding Monitor reported in March that the following sums had been earmarked and approved for both sites:
- Portland Street Playing Fields - £350,000
  - Meols Park Recreation Ground - £39,507.96
- 3.2 The Southport and District Amateur Football League has offered to contribute £40,000 from its own funds towards improvements to changing room facilities at one or more of these key district sites
- 3.3 Preliminary discussion with the Football Foundation and with Sport England (Sports Lottery) has indicated that this type of project would be ascribed low priority and unlikely to attract funding. It should also be noted that, in relation to the Football Foundation, the application process would take at least a period of 12 months to determine
- 3.4 A funding package of £429,500 could therefore be established for Portland Street Playing Fields, (to cover provision of the changing facilities, fees, contingencies and some associated landscape works), comprising:

- Portland Street Section 106 monies - £350,000
- Meols Park Recreation Ground Section 106 monies - £39,507.96
- Southport & District Amateur Football League - £40,000

3.5 Should the tendered works exceed the available budget allocation, the specification of the works will need to be reduced accordingly.

#### **4.0 REVENUE BUDGET IMPLICATIONS**

4.1 The advance design brief for the proposed facilities will include the need to incorporate cost efficiency measures in to all aspects of the design and construction. It should also be noted that the Southport and District League representatives have advised that shower provision be limited to two showers per changing room unit.

4.2 The building that is being replaced under these proposals is a converted kitchen block, which over the years has carried a high maintenance tariff due to its age, design and condition. Over the last 5 years the department has incurred the following expenditure on the existing facility in energy and repairs.

- |                           |         |
|---------------------------|---------|
| • Water/Electricity/Gas   | £27,295 |
| • Repairs and Maintenance | £20,000 |

4.3 The proposed new complex will be designed with modern, cost efficient mechanical and electrical installations. The external features of the construction will incorporate a pitch roof and be brick clad to withstand vandalism.

4.4 Given the proposal to replace the present building with a new purpose-built, cost efficient changing room complex, there is confidence that the running costs including repairs will be contained within current revenue budget provision.

4.5 Furthermore, given the proposed quality of provision, it may be appropriate to review the letting charges for this facility within the annual fees and charges for sports pitches. This will be discussed in more detail with the relevant football leagues.

#### **5.0 DRAFT PROGRAMME AND CONSULTATION**

5.1 The proposed programme of work and indicative key dates are given below:

- |                                  |                    |
|----------------------------------|--------------------|
| • Planning Application submitted | November 2009      |
| • Detailed design Work complete  | December 2009      |
| • Out to tender                  | January 2010       |
| • Start on site                  | April 2010         |
| • Practical Completion           | July / August 2010 |

- Availability for use

August 2010

5.2 A further report will be taken to Area Committee for consultation in October, when the scheme has been developed further. If there are any adverse comments, these will be reported back to Cabinet Member.

## **6.0 CONCLUSIONS**

6.1 Given the poor level of changing room facilities at both Portland Street and Meols Park and the high level of demand from teams participating in local league football, capital investment is urgently required at both sites.

6.2 The available capital funding from Section 106 monies and from the local league is only sufficient to undertake the construction of one changing room complex on this scale, employing the modular design option. It is clear that additional external funding from the Football Foundation or Sport England is unlikely due to a scheme of this type being ascribed low priority status.

6.3 Consultation with the league and local ward councillors has determined that this level of provision is needed and that Portland Street Playing Fields should be given priority due to the condition and limited life span of the current provision there.

6.4 A funding package of £429,500, comprising S106 monies and a contribution from the Football League, could be allocated to fund the works at Portland Street.