

WOKING COLLEGE 3G ARTIFICIAL TURF PITCH AND PAVILION

Executive Summary

The Executive is asked to consider a current proposal to build a new full size 3G Artificial Turf Pitch (ATP) and a new Pavilion at Woking College. The need for this project has arisen following the completion of Woking Borough Council's Playing Pitch Strategy (2017) that identified the lack of suitable training and playing facilities for football in Woking.

The project will provide a full size (60 x 100m) Third Generation Artificial Turf Pitch (3G Artificial Turf Pitch) and associated Pavilion at Woking College on the existing grass playing field. The proposed pitch will be floodlit and designed in accordance with the Football Association (FA) guidance. The Artificial Turf Pitch will be configured so that it can be used for one 11 x 11 aside match, two 9 x 9 and 7 x 7 matches and four 5 x 5 matches. The project will include a pavilion building that will provide six player changing rooms, 2 officials changing rooms, a club/training room, office, small kitchen, storage and toilets to provide a base for delivery of sports and community development activities and to service the existing grass pitches. The building will be modular in construction. The pavilion will provide a suitable area for players during match play and club development training courses.

The facility will be managed on a day to day basis by Cardinals in the Community, an organisation supported by the Council which has experience of delivering football in the community and wider community development initiatives. Cardinals in the Community are currently attached to Woking Football Club; the club has applied for charitable status to become a separate charitable organisation with existing staff and resources transferred to the new organisation. Woking College will have use of the facility during the academic day, and will continue to play their Surrey Sixth Form matches on a Wednesday afternoon. Consultation on the project has taken place with local football clubs across the Borough and a Club forum was held jointly with the Surrey FA in July 2018 at Woking College, the local clubs who attended are referred to as Partner Clubs. A steering group will be established with membership made up of representatives from key partner organisations, this steering group will meet every four months initially to ensure the arrangements for the proposed Artificial Turf Pitch and Pavilion are running smoothly and that user needs and development outcomes are being met.

This project will provide a high quality centre for community football development at Woking College, and provide a base from which a range of community based sports, recreation and community activities can be delivered. The facility will support the health and wellbeing of local residents by providing an additional facility in Woking to increase participation in physical activity and social interaction.

The total project cost is £2,048,330. Finance for the project will come partly from the S.106 equivalent contribution from the Private Finance Initiative part of the Moor Lane development which was set aside for this purpose, partly from grants from the Football Foundation and the London Marathon Trust with the balance being financed from borrowing. To enable the project to progress the Executive is requested to approve borrowing of up to £1,266,000 pending the achievement of grant applications; the borrowing will be reduced if the grant applications are successful.

There will be no ongoing operational costs for the Council. The maximum revenue cost of servicing the maximum borrowing amount £1,266,000 will be £48,000 which has been taken into account in the Medium Term Financial Strategy for financing of the Investment Programme.

Woking College 3G Artificial Turf Pitch and Pavilion

Recommendations

The Executive is requested to:

RESOLVE That

- (i) the development of the Woking College 3G Football Artificial Turf Pitch and pavilion project in the sum of £2,049,330 be approved;
- (ii) financing for the project from £772,826 of the S.106 equivalent contribution from the Moor Lane Private Finance Project, Grant Contributions, if secured, of up to £614,000 with the balance financed from borrowing up to a maximum of £1,266,000 be approved;
- (iii) the Council enters into a lease with Woking College for the site of the 3G Football Artificial Turf Pitch and pavilion, on terms approved by the Head of Democratic and Legal Services, and to grant a sub lease to Cardinals in the Community on similar terms to administer the facility on its behalf;
- (iv) the Council enters into a construction contract with an approved contractor for the creation and erection of the 3G Football Artificial Turf Pitch and pavilion; and
- (v) the Council enters into all ancillary agreements and consents and takes all appropriate actions considered necessary by the Head of Democratic and Legal Services to give effect to these resolutions and the conditions set out in Planning Permission which was granted on 28 March 2017 [15/0632].

Reasons for Decision

Reason: A decision is sought to allow the Woking College 3G Football Artificial Turf Pitch project to be implemented.

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| The Executive has the authority to determine the recommendation(s) set out above. |
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Background Papers: None.

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Woking College 3G Artificial Turf Pitch and Pavilion

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Woking College 3G Artificial Turf Pitch and Pavilion

1.0 Introduction

- 1.1 This report describes a current proposal to build a new full size 3G Artificial Turf Pitch (ATP) and a new Pavilion at Woking College to enhance the football and community sport offer in Woking Borough.

2.0 Project Need

- 2.1 The project is to address the shortfall of 3G Football Artificial Turf Pitches and suitable built facilities in the area to support community sport in Woking Borough. The facility will address the needs of local clubs and provide these clubs with an all weather surface training area, changing accommodation, and clubroom facilities for matches and education training.
- 2.2 Woking Borough Council's Playing Pitch Strategy (2017) identified the lack of suitable training and playing facilities for football and the project at Woking College is included in the documentation as a future action.
- 2.3 Therefore this project will address the shortfall of 3G Football Artificial Turf Pitches and suitable built facilities in the area to support community sport in Woking Borough. Further the facility will address the needs of local clubs and provide these clubs with an all weather surface training area, changing accommodation, and clubroom facilities for matches and education training.

3.0 Project Design

- 3.1 The site for the project is the existing playing fields at Woking College. The grounds currently accommodate one grass rugby pitch and two grass football pitches, however the College make limited use of the pitches. Planning Consent has been obtained for the new facility. The facility will address the training needs for local clubs as well as College use.
- 3.2 The project will provide a full size (60 x 100m) third generation artificial turf pitch and associated pavilion at Woking College on an existing grass playing field. The proposed pitch will be floodlit and designed in accordance with FA guidance, to include surround fencing and external hardstanding. The artificial turf pitch will be configured so that it can be used for one 11 x 11 aside match, two 9 x 9 and 7x7 matches, or four 5 x 5 matches.
- 3.3 The project will include a pavilion building that will provide six player changing rooms, 2 officials changing rooms, a club/training room, office, small kitchen, storage and toilets to provide a base for delivery of sports and community development activities and to service the existing grass pitches. The building will be modular in construction. The pavilion will provide a suitable area for players during match play and club development training courses.
- 3.4 As part of the planning consent already granted for the project, additional parking, landscaping and ball stop fencing was required as a planning condition and this forms part of the overall project. In order to compensate for one grass pitch displaced by the artificial turf pitch, an existing area of unused playing field space will also be brought into use for an additional grass pitch.

4.0 Operational Management

- 4.1 The facility will be managed on a day to day basis by Cardinals in the Community, an organisation supported by the Council which has experience of delivering football in the community and wider community development initiatives. Cardinals in the Community are currently attached to Woking Football Club; the club has applied for charitable status to become a separate charitable organisation with existing staff and resources transferred to the new organisation.

Woking College 3G Artificial Turf Pitch and Pavilion

- 4.2 Cardinals in the Community whom have well established links to schools and community organisations, will enhance their current outreach delivery by providing a comprehensive programme of use to support people who have lower levels of physical activity, including women, and unrepresented groups.
- 4.3 Woking College will have use of the facility during the academic day, and will continue to play their Surrey Sixth Form matches on a Wednesday afternoon.
- 4.4 Consultation on the project has taken place with local football clubs across the Borough and a Club forum was held jointly with the Surrey FA in July 2018 at Woking College. Woking Town, Woking Cougars and Goldsworth Park Rangers have all expressed their support for the project and outlined their training and match requirements; subsequent letters of support listing detailed requirements have been submitted.
- 4.5 A steering group will be established with membership made up of representatives from key partner organisations including Woking College, Woking Borough Council, Woking Cardinals, Surrey FA and Woking Town Football Club. This steering group will meet every four months initially to ensure the arrangements for the proposed Artificial Turf Pitch and Pavilion are running smoothly and that user needs and development outcomes are being met.

5.0 Aims and Objectives

- 5.1 The aims and objectives of the project will outline how this facility will develop grassroots community football in Woking, whilst supporting and aligning to the outcomes of the National Football Facilities Strategy that was developed in 2000 by the Premier League, The Football Association (The FA) and the Government Department for Digital, Culture, Media and Sport (DCMS).

Quality

- 5.2 To provide a high quality centre for community football development at Woking College with systems in place for managing and monitoring performance, with the aim of improving levels of user satisfaction with existing site facilities and achieving higher levels of satisfaction with the new facility.

Inclusivity

- 5.3 Inclusivity – To increase levels of participation in football for those groups who are hard to reach including women, girls, and disabled people. This will be achieved by:
 - The promotion and recruitment of playing opportunities for women and girls at this site by providing mini soccer and youth female only participation sessions.
 - Partnership working with FA Charter Standard League clubs to host female matches.
 - Promotion of the SSE Wildcats Girls Football sessions and hosting a girls football festival.
 - The promotion and recruitment of playing opportunities for players with disabilities by facilitating training sessions with qualified coaches.
 - The development of an additional disability youth team and an adult disability team, supported by Partner Clubs and leagues.
 - Hosting disability football sessions and be included as a central venue for Surrey FAs thriving PAN-Disability league - The Surrey Football For All League.

Woking College 3G Artificial Turf Pitch and Pavilion

- Identifying new and to support existing coaches to complete the FA Coaching Disabled Footballers Course.

Sustainability

5.4 To provide a sustainable football hub which will be able to continue to grow to benefit the wider community. This will be achieved through:

- The effective promotion, robust business planning, effective facilities management and sound workforce development.
- Cardinals in the Community achieving charitable status and transferring workforce and resources.
- Surplus income generated from this project will be ring fenced for grassroots football development.
- The regular attendance of the steering group made up of representatives from key partner organisations to ensure the arrangements for the proposed 3G Artificial Turf Pitch and Pavilion are running smoothly and that user needs and development outcomes are being met.

Engagement

5.5 This project will increase opportunities for informal football and to provide a range of community based activities. This will be achieved through:

- The provision of outreach sessions with internal and external partners.
- The promotion of The FA, Surrey FA and other partner recreational football offers.
- The provision recreational playing opportunities for players who cannot commit to playing weekly traditional affiliated football.
- The development of programmes that increase participation across underrepresented groups.
- The provision of opportunities for social inclusion projects to help target disadvantaged people.
- The delivery coaching programmes to increase the effectiveness of the delivery of curricular and extra-curricular football.

Usage

5.6 This project will grow participation and retention across all age groups accessing the site. This will be achieved by:

- Providing holiday courses on the 3G Artificial Turf Pitch and Pavilion facility.
- Hosting home and away fixtures and league matches, and supporting Partner Clubs to apply to the Grow the Game Scheme to increase their number of teams.
- Working with Partner Clubs to retain and grow existing teams, to ensure that all players have a realistic player pathway from youth to adult football.

Woking College 3G Artificial Turf Pitch and Pavilion

- Providing sessions and activities that reach a wide audience of the community, including those from underrepresented groups and disadvantaged backgrounds.
- Providing afterschool coaching sessions with links to Partner Clubs.

6.0 Project Build

6.1 It is proposed that work on site to starts in April 2019 with an anticipated completion date of December 2019, with the site opening in January 2020.

7.0 Project Costs

7.1 Advice has been sought from the Football Foundation and the estimated total cost of the project is £2,048,330, a breakdown of costs can be seen below:

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| Pavilion | £ |
| (Including teaching area, car park and access etc.) | 1,176,080 |
| 3G Artificial Turf Pitch | 750,000 |
| Project Management Fees | 106,500 |
| Consultant Fees | 15,750 |
| Total Project Cost | <u>2,048,330</u> |

7.2 To support the project costs an application has been made to the London Marathon Trust for £150,000, this application has been successful at the second stage of the process and will be awarded subject to a grant being awarded by the Football Foundation.

7.3 A further application has been submitted to the Football Foundation for £464,000, this application is currently being reviewed by the funding organisation.

7.4 Hire charges for the Artificial Turf Pitch and Pavilion pricing policy has been designed to in keep with the cost of hire on similar local facilities and have been forecasted to increase with inflation. Partner Clubs will receive a discount on hire costs, as will Professional and Charter Standard Clubs. A further reduced hire rate will applied to club matches to allow for club and league match development in the Borough.

7.5 Cardinals in the Community will manage the facility and will offset the costs to run the facility with the hire chargers. There will be no net cost of running this facility to the Council.

8.0 Health and Wellbeing

8.1 This project will provide a high quality centre for community football development at Woking College, and provide a facility from which a range of community based sports, recreation and community activities can be delivered. The facility will support the health and wellbeing of local residents by providing an additional facility in Woking to increase participation in physical activity and social interaction.

9.0 Implications

Financial

9.1 During the development of Moor Lane S.106 equivalent contributions of £772,826 were included in the Private Finance Initiative social housing costs for the provision of sports facilities with a view to that supporting the 3G pitches to be built at Woking College. It is proposed that these funds be applied to the financing of the project leaving a balance of £1,265,504.

Woking College 3G Artificial Turf Pitch and Pavilion

- 9.2 If the Council is successful in securing grant finance from the Football Foundation (£464,000) and the London Marathon Trust (£150,000), a total of £614,000 the balance could be reduced to £641,504.
- 9.3 In order for this project to progress it is requested that it can be part funded by the Council by borrowing up to a maximum of £1,266,000 (effectively the balance of cost after allowing for the S.106 equivalent contribution from Moor Lane). If the grant applications are successful this borrowing requirement could be reduced to £642,000.
- 9.4 The Council will not incur any operating costs. The financing cost, over a 20 year PWLB Annuity, will be a maximum of £48,000 per annum which has been taken into account in the Medium Term Financial Strategy.
- 9.5 Woking College will not pay hire charges to use the facility as the academic institution is providing the land for the project to be built on.
- 9.6 Cardinals in the Community will not pay rent to manage this facility, they will have a full repairing lease as a charitable organisation under the Council's Community organisation rent policy. Income derived from the facility will be used to manage the facility and provide additional community / football development benefits.

Human Resource/Training and Development

- 9.7 Cardinals in the Community will work with Surrey FA and Partner Clubs to develop and deliver a range of football development courses and workshops including coaching, referee and safeguarding workshops to support the development of an inclusive football delivery workforce in Woking.

Community Safety

- 9.8 The 3G facility operating hours will be from 9am – 10pm. The facility will be locked at the end of the evening, it will be the responsibility of Cardinals in the Community to complete this task in accordance to the guidelines set out by Woking College.
- 9.9 The risk of antisocial behaviour and crime will be monitored and action taken to avoid or keep to a minimum.

Risk Management

- 9.10 Risk assessments will be carried out for this site and will form part of the sites Normal Operating Procedures.
- 9.11 Due to the high demand and need for clubs to access 3G Artificial Turf Pitches in the Borough, if a Partner Club no longer wishes to be a part of the project the hours of use will be available for another club whose outcomes are to deliver grassroots football in Woking.

Sustainability

- 9.12 Surplus income generated from this project will be ring fenced for grassroots football development.

Equalities

- 9.13 The design companies working on the facility design have ensured that the 3G Artificial Turf Pitch and Pavilion designs will allow accessibility to the facility.

Woking College 3G Artificial Turf Pitch and Pavilion

9.14 As outlined in the projects aims and objectives this project aims to reach a wide target audience including those from disadvantage backgrounds, women and girls, disabled people, young people.

Safeguarding

9.15 As the proposed facility will be built on an education site a safeguarding policy will be written as part of the Normal Operating Procedures for this site. Safeguarding will be discussed at every Steering Group meeting that will be attended by key partners.

9.16 Further policies such as a 'lost child policy' will be included in the Emergency Operating Procedures for this site.

9.17 All FA qualified football coaches, referees and volunteers are required to attend The FA Safeguarding Children Workshop. FA qualified football coaches, referees and volunteers are also required to renew their training every three years.

10.0 Consultations

10.1 Consultation on the project has taken place with local football clubs across the Borough and a Club forum was held jointly with the Surrey FA in July 2018 at Woking College.

REPORT ENDS