

HIGH PEAK BOROUGH COUNCIL

Community Select

31st March 2021

TITLE:	Request for match funding from the Outdoor Sports and Recreation Capital Fund to Support Cemetery Road Football and Community Project
EXECUTIVE COUNCILLOR:	Councillor Damien Greenhalgh - Deputy Leader & Executive Councillor for Regeneration, Tourism and Leisure
CONTACT OFFICER:	Robert Wilks - Principal Officer (Leisure and Recreation)
WARDS INVOLVED:	Glossop

Appendices Attached;
Appendix A - Aerial Site Plan
Appendix B – Proposed Internal Floorplan

1. Reason for the Report

- 1.1 To seek approval to allocate capital funding towards the development of a new football and community hub facility at Cemetery Road in Glossop.

2. Recommendation

That the Community Select Committee recommends that the Executive:

- Approves the allocation of £200,000 capital funding towards the development of a new football and community hub facility at Cemetery Road in Glossop.
- Approves the allocation of £50,000 from the Outdoor Sports and Recreation Capital Fund towards development of the same project, on the basis that the remaining project costs are secured by the Club.

3. Executive Summary

- 3.1 High Peak currently has 2 full size 3G artificial pitches located within the Borough and it is recommended in the High Peak Playing Pitch Strategy (PPS) and Local Football Facilities Plan (LFFP) that there is sufficient demand for two additional facilities of this size. It is recommended that one of these should be

located in Glossop due to the large quantity of teams in this area of the Borough and that the other is recommended to be located in the central area.

- 3.2 Established in 1990, Glossop North End Community Club has worked tirelessly to develop themselves into one of Derbyshire's largest and most well respected community football clubs. They provide opportunities for more than 530 children, across 38 teams including a girls wildcats centre, futsal teams, and a weekend soccer school. The club operates using more than 65 volunteer coaches and in recognition of this outstanding work, the club has won countless local and national awards.
- 3.3 The club is based at Cemetery Road in Glossop which they lease from Derbyshire County Council (DCC). As the club has grown, they now find it extremely challenging to secure sufficient playing and training time locally to cater for all their teams. In addition, the facilities at the site are in extremely poor condition and require a significant upgrade. Their small pavilion building does not meet current standards, access to the site is deemed to be dangerous, car parking provision is limited and the grass pitches are susceptible to significant waterlogging which results in many matches being postponed on a regular basis, especially during the winter period.
- 3.4 Following years of initial development work by the club, a partnership board was formed approximately two years ago to help accelerate progress and bring forward a feasible project. The club, supported by High Peak Borough Council, Derbyshire County Football Association, and the Football Foundation progressed the project sufficiently which led to consultants LK2 being commissioned to provide specialist support, including developing site and building designs, cost analysis, and appropriate business plans. LK2 were also responsible for the submission of a planning application for the project (HPK/2019/0273) which was approved on 5th November 2019. A revision to this application is currently being considered (HPK/2020/0531)
- 3.5 Plans for the proposed new facility will transform the club and significantly enhance the facilities which will be available for the wider community and are summarised in the attached plans (Appendix A and B) and include:
 - A state of the art, full size 3G all weather playing pitch with floodlighting which will be open for community use throughout the week and at weekends.
 - Two refurbished natural grass pitches with enhanced drainage and maintenance programmes.
 - A rebuilt community building to modern, Football Association standards to include, changing facilities, kitchen, social space, disabled facilities and access.
 - Additional and improved car parking facilities.
 - Relocated and safer site access.
- 3.6 A full tender exercise has recently been completed using a framework provided via the Football Foundation. Build costs have been confirmed at £1.7M excluding VAT. At a DCC Cabinet meeting on 11th March 2021, approval was given to support the project as joint applicants and as a result, it is anticipated

that a significant proportion of VAT on the project will be recovered through this mechanism. Any funds awarded by HPBC would be paid directly to DCC who would be responsible for placing orders and paying contractors.

- 3.7 It is anticipated that the overall funding target of £1.7m will be met from a range of sources. An application to the Football Foundation has been prepared and submitted for the value of £1.1m. Confirmation of award is expected to be formally provided in early April, meaning it is now critical for the remaining shortfall to be secured to enable the project to progress. Failure to secure the shortfall may mean the opportunity to deliver this project is lost.
- 3.8 In light of this situation, it is proposed that the Council considers supporting the project with a capital contribution of £200,000. Providing this financial support would result in on-going revenue costs to the Council estimated to be in the region of £8,100 pa.
- 3.9 Additionally, the Council has assigned £100,000 of capital funds for the provision of outdoor sports facilities in the latest capital programme and it is proposed that an additional £50,000 contribution for this project be made from this budget which would take the total amount awarded via approval of this report to £250,000.
- 3.10 Approval has recently been given to allocate £30,000 to the project via an Independent Executive Decision (IED) report relating to planning HPK/2001/0019 (land off Simmondley Lane, Glossop). This was in addition to a previously agreed amount of £10,000 from the same pot, which has already been paid to the club in January 2021. Should approval be given to support the recommendations contained within this report, the total amount contributed from HPBC towards this project will be £290,000.
- 3.11 This project has taken some years to reach this point, and the club supported by partners have overcome a significant number of hurdles which now see this proposal being brought forward. Successful completion of this project forms an integral part of delivering the Council's Physical Activity and Sport Strategy, Playing Pitch Strategy and Local Football Facilities Plan, alongside regeneration plans for Glossop. If successful, the new facility will contribute significantly towards maintaining and growing participation in sport and community activity for the residents of Glossop and the surrounding areas for years to come.

4. How this report links to Corporate Priorities

- 4.1 This report relates to Aim 1: Supporting our communities to create a healthier, safer, cleaner High Peak through the provision of a community facility on an open space which will increase physical activity and participation leading to healthier lifestyles. It clearly integrates communities and sports clubs into the delivery of the existing Physical Activity and Sport Strategy objectives, and will continue to do so as the strategy is reviewed.

5. Alternative Options

- 5.1 There are in reality three options available to the council:

1. To provide £200,000 capital funding along with a £50,000 contribution from the Outdoor Sports and Recreation Capital Fund in support of this key project. **(Recommended)**
2. To provide a £50,000 capital contribution towards the project from the £100,000 budget assigned for outdoor sports facilities and choose not to allocate the further amount of £200,000. This decision would jeopardise the future of this project and create an unexpected funding shortfall. **(Not Recommended)**
3. To do nothing – This will place the project in jeopardy of not progressing and will leave a large and possibly unachievable funding shortfall for the Club to secure from other sources. **(Not Recommended)**

6. Implications

6.1 Community Safety - (Crime and Disorder Act 1998)

The provision of this football and community hub facility will greatly increase the quality and use of this key community asset within Glossop, thus helping to create a safe and welcoming environment. The project will provide a range of engagement opportunities for young people, including evening football leagues which will help deter anti-social behaviour as a diversionary activity.

6.2 Workforce

None

6.3 Equality and Diversity/Equality Impact Assessment

The new facility will be accessible to all users and will include disabled toilet and changing facilities. The building will also provide a valuable meeting space, to be used by a variety of local clubs, organisations and individuals.

6.4 Financial Considerations

As detailed within section 8 of the report. If the recommendation to provide the additional £200,000 contribution to the project is approved then the Capital Programme will be updated accordingly. It has not been possible to update the Capital Programme prior to this point as the Council has been awaiting formal confirmation that the project is supported by all partners and will progress.

6.5 Legal

The Council has wide powers under Section 19 of the Local Government Miscellaneous Provisions Act 1976 to provide recreational facilities, and to contribute by way of grant or loan,

towards the expenses incurred by voluntary bodies in providing such facilities and activities.

6.6 Climate Change

None

6.7 Consultation

Extensive consultation has been conducted with the local community and there is a clear need identified for such a facility to support the local football club and a range of other groups and organisations who would benefit from new and improved facilities.

6.8 Risk Assessment

The club will have responsibility for any new building under a lease agreement with Derbyshire County Council who are the land owners. There is still a shortfall for this project which the club needs to secure to allow delivery. The contribution requested from the Council is only part of this shortfall, and is conditional on the club securing the full project costs.

Mark Trillo

Executive Director (People) and Monitoring Officer

Web Links and Background Papers

[High Peak Playing Pitch Strategy Assessment Report](#)
[High Peak Local Football Facilities Plan](#)
[Glossop North End Crowdfunder Initiative Video](#)

Contact details

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7. **Detail**

- 7.1 High Peak currently has 2 full size 3G artificial pitches located within the Borough and it is identified in the High Peak Playing Pitch Strategy (PPS) and Local Football Facilities Plan (LFFP) that there is sufficient demand for two additional facilities of this size to be developed in the future. It is recommended that one of these should be located in Glossop due to the large quantity of teams in this area of the Borough and that the other is recommended to be located in the central area.
- 7.2 Glossop North End Community Club (the club) are a not for profit community club and provide children and young people from across Glossop and the surrounding areas the opportunity to play and enjoy football. These young people also develop the associated physical, social and mental health benefits that being active brings.
- 7.3 Established in 1990, the club has worked tirelessly to develop themselves into one of Derbyshire largest and most well respected community football clubs.

They provide opportunities for more than 530 children, across 38 teams, involving over 65 volunteer coaches and have won countless local and national awards recognising their ongoing development and contribution to the local community.

- 7.4 The club is based at Cemetery Road in Glossop which they lease from Derbyshire County Council (DCC). As the club has grown, they now find it extremely challenging to secure sufficient playing and training time locally to cater for all of their teams. This results in some teams being required to travel outside of the High Peak to access suitable facilities, which incurs significant costs, travel time and presents a risk that teams will become unviable and potentially fold, thus affecting participation levels.
- 7.5 In addition, the facilities at the site are in extremely poor condition and require a significant upgrade. Their small pavilion building does not meet current standards, access to the site is deemed to be dangerous, car parking provision is limited and the grass pitches are susceptible to significant waterlogging which results in many matches being postponed on a regular basis, especially during the winter period.
- 7.6 Following years of initial development work by the club, a partnership board was formed approximately two years ago to help accelerate progress and bring forwards a feasible project. The club, supported by High Peak Borough Council, Derbyshire County Football Association, and the Football Foundation progressed the project sufficiently which led to sports architects LK2 being commissioned to provide specialist support, including developing site and building designs, cost analysis, business planning. LK2 were also responsible for the submission of a planning application for the project (HPK/2019/0273) which was approved on 5th November 2019. A revision to this application is currently being considered (HPK/2020/0531).
- 7.7 To reach the current position, the club has already invested a significant amount of their own funds to pay for consultants' fees and feasibility studies. It has also involved a tireless and ongoing fundraising effort by volunteers from all levels within the club, the latest of which is a crowfunder initiative, designed to raise the final proportion of match funding for the project.
- 7.8 The proposed new facility will transform the site and club's future by significantly enhancing the facilities which will also be available for wider community. The details of the approved plans are summarised in Appendix A and B of this report, a summary of which is listed below;
 - A state of the art, full size 3G all weather playing pitch with floodlighting which will be open for community use throughout the week and at weekends.
 - Two refurbished natural grass pitches with enhanced drainage and maintenance programmes.
 - Rebuilt community building to modern, Football Association standards, including changing facilities, kitchen, social space, disabled facilities and access.
 - Additional car parking facilities

- Relocated and safer site access

- 7.9 A full tender exercise has recently been completed using a framework provided via the Football Foundation. Build costs have been confirmed at £1.7M excluding VAT. At a DCC Cabinet meeting on 11th March 2021, approval was given to support the project as joint applicants and as a result, it is anticipated that a significant proportion of VAT on the project will be recovered through this mechanism. Any funds awarded by HPBC would be paid directly to DCC who would be responsible for placing orders and paying contractors.
- 7.10 It is anticipated that the overall funding target of £1.7m will be met from a range of sources. An application to the Football Foundation has been prepared and submitted for the value of £1.1m. Confirmation of award is expected to be formally provided by end of March 2021 meaning it is now critical for the remaining shortfall to be secured in order to enable the project to progress. Failure to secure the shortfall may mean the opportunity to deliver this project is lost.

8. Financial implications

- 8.1 In light of this overall position and the importance of the project in supporting delivery of the Council's physical activity and sport strategy, it is proposed that the Council considers supporting the project with a capital contribution of £200,000. In approving this funding award it is estimated that on-going revenue costs to the Council would be in the region of £8,100 pa.
- 8.2 In addition to this request, the Council has assigned £100,000 of capital funds for the provision of outdoor sports facilities, as detailed in the Executive report dated 13th February 2020. It is proposed that a contribution of £50,000 be made towards this project from this budget.
- 8.3 Approval has recently been given to allocate £30,000 to the project via a Independent Executive Decision (IED) report relating to planning HPK/2001/0019 (land off Simmondley Lane, Glossop). This is in addition to a previously agreed amount of £10,000 from the same pot, which has already been paid to the club in January 2021.
- 8.4 Should approval be given to support the recommendations contained within this report, the total amount contributed from HPBC towards this project will be £290,000.
- 8.5 Should the decision be made to approve funding towards this project as detailed in the recommendations of this report, and if the other funding sources are secured, the project will move forward with a construction programme commencing in the summer 2021. The club will oversee operation of the facilities once construction is complete, in line with an agreed business plan which will be approved by the Football Foundation as part of the grant assessment process.
- 8.6 Should the application to the Football Foundation not be approved, the project would be deemed undeliverable and therefore a condition of any approval by

HPBC should be that the club secure the total funds required to deliver the project before our funds are released.

9. Links to our strategic objectives

9.1 'Towards an Active High Peak' is the physical activity & sport strategy for the High Peak and sets out how the Council and partners aim to improve the levels of physical activity amongst the population.

9.2 Within the strategy, a number of groups and geographical places are identified as priorities and this project contributes positively towards all areas.

- Women and girls
- People with a limiting illness or disability
- Over 55's
- Those people in lower socio-economic groups
- Children and young people aged 5 to 18

9.3 This project has taken years to reach this point and has overcome a significant number of hurdles which now sees this proposal being brought forward. The project forms an integral aspect to the successful delivery of the Council's Physical Activity and Sport Strategy, Playing Pitch Strategy and Local Football Facilities Plan and if successful, will contribute hugely towards maintaining and growing participation levels for the residents of Glossop and the surrounding area for years to come.