

# Arun District Council

<b>REPORT TO:</b>	<b>Policy and Finance Committee – 7 March 2024</b>
<b>SUBJECT:</b>	<b>Angmering Sports Hub Project</b>
<b>LEAD OFFICER:</b>	<b>Philippa Dart – Director of Environment and Communities</b> <b>Joe Russell-Wells – Group Head of Environment and Climate Change</b>
<b>LEAD MEMBER:</b>	<b>Councillor Matt Stanley</b>
<b>WARDS:</b>	<b>Angmering and Findon Ward</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b> The provision of community sports hubs is identified as a strategic priority in Policy HWB SP1 'Health and Wellbeing' of the adopted Arun Local Plan (2018). The Playing Pitch Strategy and the Indoor Sport and Built Facilities Strategy include the concept of community sport hubs and note their district-wide importance. Palmer Road recreation ground in Angmering has been identified as a priority site for a community sports hub.  Providing a community sports hub at Palmer Road will also implement the Council's vision that aims to improve the wellbeing of Arun by tackling the causes of health inequality in Arun's areas of greatest deprivation and encourage our community to embrace healthy and active lifestyles.	
<b>DIRECTORATE POLICY CONTEXT:</b> The Angmering sports hub project sits within the Environment and Communities Directorate plan. Its design will take account of leisure contracts and management strategies.	
<b>FINANCIAL SUMMARY:</b> Initial estimates suggest a project cost of between £5-6million.  Funding towards the community sports hub is available through section 106 developer contributions currently totalling £2,099,596, of which £1,307,063 has so far been received.  It is proposed to apply for external funding from the Football Foundation. It is not known what proportion of the project budget might be available and this will not be confirmed until an application has been submitted and assessed.  Current indications are that there will be a budget shortfall. Options for meeting this will be explored in a future report, but could include phasing delivery of the project, seeking additional external funding and borrowing.	

## 1. PURPOSE OF REPORT

1.1 This report provides an update on the Angmering sports hub project.

## **2. RECOMMENDATIONS**

2.1 Members are asked to note the content of the report.

## **3. EXECUTIVE SUMMARY**

3.1 This report provides an update on the Angmering sports hub project, including procurement of consultants, project programme, funding and stakeholder engagement.

## **4. DETAIL**

### **4.1. Background**

A report setting out the proposed scope for a sports hub at Palmer Road recreation ground in Angmering was presented to Policy and Finance Committee in February 2023. The site has been identified as a strategic priority within the Local Plan for the provision of a community sports hub and feasibility studies have been undertaken to explore how this would best be delivered.

The committee approved the project proposal which set out the deliverables, and also approved that the council signs a Joining Agreement in order to utilise the Football Foundation's AGP Framework and that professional services are procured to support the delivery of the sports hub. In addition, the drawdown and expenditure of S106 developer funding contributions from the planning applications allocated to the project, and any CIL funding awarded was approved.

The new sports hub will significantly enhance the site's existing facilities and will include a full-sized 3G football pitch with flood lighting, a range of grass football pitches suitable for different ages, an artificial turf wicket cricket pitch, a multi-use games area (MUGA), a play area and a community hub building with associated parking and access.

### **4.2 Professional Services**

Professional services to support the council in delivering the project have been procured, through the Southern Construction Framework (SCF). The procurement priorities were to ensure the appointed team has the appropriate skills needed to deliver the project and could be engaged in a short period of time.

The fee quotation received allows for services in design, project management cost consultancy and funding bid preparation during RIBA Stages 1 and 2. Fees for RIBA Stage 3 onwards will be revisited once project costs are more certain, but it is expected the total fee price will fall within the sum of £486,229 approved by committee for professional services. The cost of procuring a design and build contractor will be in addition to this sum and be the subject of a later tender process. The cost of surveys are still to be advised.

#### 4.3 RIBA Stages 1 and 2

Early work by the professional team involves reviewing site information, discussions with stakeholders and finalising the scope of the project. Feasibility design options and budget costs will also be produced. Site surveys will be undertaken to establish any specific constraints and understand ground conditions. The information gained will be used to prepare concept design proposals ready for public consultation.

A particular focus is the need to secure the transfer of land by 13 March 2025, which will be subject to the sports hub obtaining planning approval.

#### 4.4 Project costs and funding

The feasibility study gives an initial cost estimate of the scheme in the region of £5m. There are a number of items however which do not form part of these costs and further design detail is required before these can be determined. The cost of the project is therefore likely to be c.£6m.

Funding for the project is anticipated to come from different sources:

- i. The council is currently in receipt of £1,307,063 Section 106 funding and is expected to receive a further £725,304 in contributions.

The Section 106 funding is specific in how it can be used, and allocations are split between natural turf pitches, artificial turf pitches, community sports hub building, fitness equipment, MUGA, play area and public art. Maintenance contributions are also included for some elements.

- ii. The Football Foundation has previously indicated their support for the project although the likely level of a grant could not be given. During recent contact with the Football Foundation the project team has been advised no projects are currently being activated and the new funding deal is set to commence in June 2025.
- iii. It may be possible to seek additional funding through the Community Infrastructure Levy (CIL) and other sports bodies, but this is unlikely to meet the whole costs.

The estimated budget shortfall currently sits between £3m and £4m.

Phasing of the project may have to be considered while different funding sources are secured. In the first instance the council needs to identify expected project costs and practical options for how the scheme could be delivered in phases. Following the conclusion of RIBA Stages 1 and 2 there will be better clarity on the expected cost of the scheme and options will be put forward to address the likely funding gap.

#### 4.5 Adjacent planning applications

Two adjacent planning applications have direct links with the sports hub project.

- i. To provide the full extent of the sports hub, additional land is due to be transferred to the north of Palmer Road recreation ground and will enable the expansion of the current sports pitches. This was set out within the Section 106 agreement for outline application A/122/19/OUT. The Section 106 also states the requirement for this to be transferred by March 2025.
- ii. Commercial development to the north-east of the recreation ground is due to facilitate a vehicular access route onto the sports hub. An application is yet to be approved for this site.

#### 4.6 Programme

The project programme has been updated in response to council priorities and to reflect the need to confirmation funding sources.

<b>Project Activities</b>	<b>Timescale</b>
RIBA 1/2: Survey work, concept design, public consultation	Early – Spring 2024
RIBA 3: Detailed design, planning application	Summer - Autumn 2024
RIBA 4: Technical design, construction tender process	Pending funding confirmation
RIBA 5: Construction phase	Pending funding confirmation

### **5. CONSULTATION**

- 5.1 Initial engagement with local stakeholders was undertaken as part of the early feasibility work. It will be necessary to carry out further engagement which will feed into the design process for the sports hub and also support the business case for the new facility. An application to the Football Foundation will expect future demand to be demonstrated.
- 5.2 Public consultation will also be carried out prior to the submission of a planning application.

### **6. OPTIONS / ALTERNATIVES CONSIDERED**

- 6.1 This is an information paper therefore there are no recommendations.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

7.1 The project is being monitored regularly including the required funding gap when, once known, committee approval will be required to proceed fully.

7.2 Any shortfall in funding will have to be met from borrowing and will need to be reported to Policy & Finance Committee. Any borrowing requirement will first be assessed for affordability and will need to be supported by a robust project business case. It will also have an impact on the revenue budget in that it will increase revenue costs for which funding has not yet been identified.

## **8. RISK ASSESSMENT CONSIDERATIONS**

8.1. A project risk register will be maintained for the duration of the project. The highest risks to the project currently relate to cost and available funding, planning consent and transfer of land, S106 expenditure deadlines, resolution of site access, lease and covenant arrangements, drainage and existing site infrastructure.

8.2. As the scheme progresses risks will be reviewed and the project will be delivered in accordance with the Construction, Design and Management (CDM) Regulations 2015.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1 This report is for noting and there are no governance or legal implications.

## **10. HUMAN RESOURCES IMPACT**

10.1 None.

## **11. HEALTH & SAFETY IMPACT**

11.1. The project will be delivered in accordance with the Construction, Design and Management (CDM) regulations 2015. Health and safety risks will be considered by the project team and consultants during design phase, and health and safety will be managed by the Principal Designer during the construction works. This includes consideration of impacts resulting from any land transfer.

11.2. Responsibility for ongoing risk management and statutory compliance once the project is delivered will be identified. The new facilities will need to be included within scheduled risk management programmes, to be appropriately resourced for any additional capacity this requires.

## **12. PROPERTY & ESTATES IMPACT**

12.1. The council will retain responsibility for the completed scheme. The project will result in improvements to council assets as well as additional assets.

12.2. Covenants and lease arrangements will require review and discussions with relevant parties and stakeholders to mitigate for potential constraints.

### **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. The provision of a community sports hub at Palmer Road will help to improve the social and environmental wellbeing of the district area, and tackle health inequality by providing a good quality, sports facility for the community. It will also aim to meet the needs of underrepresented sectors of the community. An EIA will be completed as part of the early stages of the project.

### **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. Environmental sustainability will be addressed at design stage to ensure that the council reduces its carbon footprint, its impact on the environment and the use of natural resources during construction works. Contractors will be required to provide evidence of their environmental sustainability policies, including any carbon impact footprints, and demonstrate how these will be applied/reduced on the project.

### **15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. Improvement of sports facilities helps to provide better services for communities to help reduce crime and disorder within Arun and offers the opportunity to build stronger communities with confidence in their local services.

### **16. HUMAN RIGHTS IMPACT**

16.1 It is not anticipated there will be any impact.

### **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1 Sensitive data will be handled in accordance with the GDPR.

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#### **CONTACT OFFICER:**

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#### **BACKGROUND DOCUMENTS:**

[Local Plan \(2018-2031\)](#)

[Playing Pitch Strategy and Action Plan \(March 2019\)](#)

[Indoor Sports and Built Facilities Strategy \(2019-2029\)](#)

[Local Football Facilities Plan \(LFFP\)](#)

[Policy and Finance Committee – 9 February 2023, Item 676](#)