

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 07 September 2022
Subject:	Radcliffe 3G Football Turf Pitch	
Report of	Cabinet Member for Environment, Climate Change and Operations	

1.0 Summary

This report provides Cabinet with details of a proposed floodlit 3G Football Turf Pitch (FTP) at Redbank Playing Fields in Radcliffe together with associated pavilion, car parking and grass pitch improvements.

The report also outlines the details of a funding bid submitted to the Football Foundation as well as seeking approval to the overall funding package including expenditure of approved Council capital match funding.

2.0 Recommendation(s)

- 2.1 To approve the overall 3G scheme package including submission for external grants which (subject to grant approval) will total £2,060,000.
- 2.2 Approval to expend the £500,000 capital match funding that is within the Councils approved capital programme (subject to grant approval).
- 2.3 Approval for up to a maximum of £150,000 from Operations Reserve and S106 Reserve to cover any shortfall in partnership funding. The reserve would be used to meet any currently unforeseen costs which may accrue due to changes in inflation rates or planning conditions (subject to grant approval).

3.0 Reasons for recommendation(s)

3.1 Development for 3G FTP's is identified as a priority for Council. The Redbank 3G pitch project has been developed in partnership with the County FA, Football Foundation and Radcliffe Football Foundation. The project aims to maximise external funding and utilises approved capital match funding.

This will provide a much needed facility for the community of Radcliffe, supporting the delivery of the People and Communities Plan for Radcliffe and broader *Let's Do It!* Strategy of the Borough.;

4.0 Alternative options considered and rejected

- 4.1 A reduced size scheme with a reduced external grant submission. This has been rejected as it would reduce the outcomes of the project and would be less likely to attract external funding.
- 4.2 Consideration of an alternative site to develop the next 3G FTP within Radcliffe or elsewhere within the Borough. This option has been rejected as it is envisaged

that it could take up to 2 years to develop an alternative site proposal with the Football Foundation.

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5.0 Background

Bury Council are seeking to secure investment for various 3G Football Turf Pitch (FTP) developments across the borough. Redbank Playing Fields in Radcliffe has been identified as a priority site within the County FA - Local Football Facilities Plan for Bury, and we have been working with the Football Foundation and County FA who are supporting the development of a business case for an application for funding for a new 3G FTP, associated changing facilities and car parking.

Existing 3G facilities are already in place at Goshen Playing Field (managed by Bury Football Foundation) and at Elton High School (managed by the school)

The Council has also recently commissioned a review and update of the Council's Playing Pitch Strategy (PPS). This will be prepared over the next 12 months in partnership with the Football Foundation, Sport England other National Governing Bodies such as tennis, athletics, cricket and rugby as well as involving local sports clubs.

The new PPS will also review the demand and opportunity for further 3G pitches across the borough as well as improvements to grass pitch sites.

6.0 PROPOSED FACILITIES

Bury Council are the current landowners of Redbank Playing Field, Unsworth Street Radcliffe.

We are seeking to provide 'State of the Art' full size 3G FTP with floodlighting at Redbank PF to address the high local demand for football and other multi-sport activities in addition to a new changing room pavilion and car parking for at least 75 spaces. A new pavilion will have the potential to create appropriate team changing rooms, officials changing rooms, a local community and wellness hub and associated storage whilst providing a 3G FTP by adjusting and reducing the existing grass pitch layout.

It is also planned to implement a 5-year grass pitch improvement programme in partnership with the County FA and FF for all the remaining grass pitches at Redbank PF.

A new organisation known as Radcliffe Football Foundation (RFF) has been established as a Charitable Incorporated Organisation. Once built the Council will consider whether to transfer the asset to the Organization or to establish a formal

25-year self-management agreement with it.

6.2 Community Involvement and Benefit

The development of facilities to support sport and physical activity form part of Radcliffe's People and Communities Plan and broader Strategic Regeneration Framework. Developing such community assets provide the means to engage more local residents in physical activity in their neighbourhoods to increase participation and wellbeing.

We want to target those who are not physically active and/or who have physical and mental health challenges. We also want to reach all young people in the community to promote enjoyment of activity as a basis for life-long participation.

The target audiences are:

1. Children at our local primary schools and special school with a focus on increasing participation by girls and inactive children
2. Young people excluded from school, and those at risk of anti-social behaviour, and substance abuse.
3. People with disabilities and long-term health issues, both mental and physical
4. Radcliffe families as we are in an area identified as having significant health inequalities

We have talked to local voluntary groups and health and education professionals to engage with our target groups.

The Youth Service and the NHS are keen to use the new facilities for service delivery and these are mapped onto the business plan. Bury Sensory Needs Team have been approached to work with Radcliffe Deaf FC to provide opportunities for children in Bury with hearing impairments to play football and participate in Deaf Football competitions. The consultation will be extended to parents and carers when the facilities are open to plan the details of this provision.

Radcliffe Football Foundation volunteers have engaged in consultation activities including –

- Local Primary Schools
- The development of Radcliffe People and Communities Plan
- Young people school holiday club
- Drop in consultation event
- Radcliffe Deaf FC
- Redbank Extra Care Scheme
- Growing Together Radcliffe
- Social media campaign
- Six Town Housing with local tenants leafleted to promote the drop in session

We have used feedback from the community consultation to shape the project design in appropriate ways for a Football Foundation standard 3G pitch project.

Local residents have reviewed the draft plans and have asked for trees to be planted along Unsworth Street to screen the 3G pitch from the houses facing it.

The Youth Service wish to use the pavilion one day a week to work with young people excluded from school in an alternative setting. We are talking to the Youth Service about secure wi-fi access to support online learning activities. They also wish to use the kitchen to provide hot meals for young people attending after school sessions, many of whom do not get hot food at home. The kitchen design will facilitate separate storage for the Youth club from the café operation. We will apply for a Football Foundation grant for activity equipment to support the Youth Club activities which aim to get young people more active.

6.3 Who will run the new 3G Facility

The facility including the 3G, grass pitches and pavilion will be managed and maintained by Radcliffe Football Foundation. A similar Trust (Bury Football Foundation) was set up for the management of the successful Goshen 3G site in Bury East.

The Trust will be mainly formed from Radcliffe Junior FC and Radcliffe FC together with representatives from other key clubs and community groups in Radcliffe. The operation of the Trust and facility will also be overseen on an ongoing basis by the Lancs County FA and Council through a facility steering group which will be required by any external grant awarded.

The first £25k of income from the 3G is passed to the Council to be held in a sinking fund reserve for the longer-term upkeep. The Trust will also be responsible for developing the business plan, community consultation and funding bid in partnership with the Council.

The business plan that will accompany the external funding bid will ensure that all occupancy for the new facility is already in place before submission of the bid. This also includes other aspects of football development and community participation.

6.4 Programme Costs

The tables below show a breakdown of the total costs associated with this programme, on the assumption that external funding is secured from Football Foundation as detailed in Section 6.5 below, which are estimated to be £2.060m.

Item	Cost
New Floodlit FTP (CLS/Lano Stage One tender figure)	£696,044
New 2 team changing pavilion with social space	£861,310
Highway access, car park works and externals	£329,943
Sub Total	£1,887,297

Additional Costs	Cost
Professional Fees (see summary below)	£107,213
Contingency Fund at 2.5% of pavilion contract sum	£29,718
Legal Costs	£3,000
Sub Total	£139,931

Other Costs	Cost
Consultant Bid Fees	£12,000
Sports & Fitness (enabling grant)	£20,000
Sub Total	£32,000

TOTAL	Cost
TOTAL PROJECT COST	£2,059,208

Professional Fees Summary	%	Cost
Architectural Works (Architect, Technicians, etc)	4.75%	£56,585
QS up to tender and EA post contract let	1.75%	£20,847
Project Management & Site Coordination	1.25%	£14,890
Engineers (Structural, Drainage, Highways, etc)	1.00%	£11,913
Principal Designer (CDM)	0.25%	£2,978
(as a percentage of the pavilion & car park contract sum) Total	9.00%	£107,213

Note – A element of expenditure has already been committed for advance design fees, surveys, feasibility study and planning fees.

6.5 Funding

The material element of funding for this project is through a grant bid made to the Football Foundation for £1.460m. The outcome of this application is not yet known however the recommendations within this report seek approval of Council match funding contributions detailed below. Should the application to the Football Foundation not be successful a revised programme, including funding proposals, would need to be developed.

£0.500m is included within the within the Councils approved Capital Programme to be used as match funding towards the external funding bid. This match funding includes £0.170m set aside as part of the Labour Amendment approved at budget Council in February 2020.

It is also proposed to set aside a maximum of £0.150m (£0.075m from the Operations Department reserve and £0.075m from accrued interest on the Section 106 reserve) in order to further maximise the potential amount of external funding from the Football Foundation. £0.100m of this amount is to be used to fund estimated programme costs with £0.050m being utilised as a contingency sum. These amounts are shown in the following summary table.

Sources of Funding for the 3G Project	Cost
Estimated Football Foundation Grant	£1,460,000
Council Capital Programme contribution	£500,000
S106 and Operations Reserve	£100,000
Estimated Total Project Cost	£2,060,000
Overall project contingency from S106 Reserve	-£50,000

6.6 Programme Timetable

- Scheme feasibility and outline design – Complete - 21/22
- Detailed designs – Complete - June 2022
- Community consultation - Complete – April/May 2022
- Submit for planning permission Complete – July 2022
- Planning approval August/September 2022
- Initial scheme and business case submission to the FF - End July 2022
- Presentation to the FF Board – October 2022
- Outcome of the grant submission – November 2022
- Subject to a successful grant award start on site – February 2023
- Completion of works – September 2023

7.0 Links with the Corporate Priorities:

The Radcliffe 3G sports pitch supports the '**Let's do It**' strategy as follows –

- Developing Radcliffe township to be better and stronger than before the pandemic
- To stand out as a place that is achieving where there is lower than national levels of deprivation
- Improving quality of life and improving population health and wellbeing
- Better future for the children of Radcliffe
- Supporting Radcliffe Regeneration Plan
- Engaging and empowering local communities who will have a say in shaping what activities are provided as well as the facility being managed on a community self-managed basis
- Championing innovation and looking at ways to improve quality of life
- Supporting carbon neutrality by providing locally accessible high-quality facilities that also encourage physical activity
- Supporting our inclusivity strategy by ensuring the community has a say on what and how activities are provided as well as running community activities as a local wellness hub.
- By making physical activity and a healthy lifestyle easier
- By developing the voluntary and community sector infrastructure.

Radcliffe Strategic Regeneration Framework (SRF) incorporating Radcliffe People & Communities Plan

Health & wellbeing, culture and sport were priorities identified by the communities of Radcliffe when developing the People and Communities Plan for

the town. The Plan brings together the opportunities brought about through physical regeneration and capital investment in Radcliffe, with the strengths of local communities and networks in the town to collectively improve outcomes for local people. The development of this facility is a direct deliverable from the Plan and enhances local community assets to support increasing activity and participation of an area that:

- Has some of the most concentrated and entrenched deprivation in the borough. Coronation Road (adjacent the project site) is the fifth most deprived in Greater Manchester
- Has in Radcliffe West low levels of life expectancy for both males and females compared to the borough as a whole. Radcliffe is significantly worse than Bury and England averages for all causes of mortality, in particular coronary heart disease.
- Is home to the highest proportion of people living with a limiting illness or disability within the vicinity of the site. .
- Experiences relatively high reported levels of anti-social behaviour, particularly around Coronation Road, Spring Lane and Redbank Playing Fields.

8.0 Equality Impact and Considerations:

An initial EIA indicates that there will be no adverse impact as a result of this project which should provide a positive health and wellness benefit to all users of the new facility as detailed in the report.

9.0 Environmental Impact and Considerations:

Supporting carbon neutrality by providing locally accessible high-quality outdoor facilities that also encourage physical activity.

10.0 Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
<ul style="list-style-type: none"> • That the external funding bid is not successful with the FF • The inflation costs of the building works, car park and 3G are very high • Ensuring that the new 3G facility is sustainable 	<ul style="list-style-type: none"> • Ensure close partnership working with the FF and keep the project cost within targets agreed with the FF • Monitor any rising costs. Ensure all works are procured competitively and re-engineer design where appropriate. Provide contingency and maximise external funding. • Ensure a robust business model is in place and establish a £25k p/a sinking fund to be paid into by the club annually from 3G income

11.0 Legal Implications:

Members are asked to note that the recommendations in this report are dependent on the grant application being approved at the level set out in this report. If the grant is not approved at the level Officers will bring a further report to Cabinet for decision.

Any proposed operational arrangements once the facilities are built would be underpinned by management agreements or leasing arrangements. The precise form will be determined at a later stage.

12.0 Financial Implications:

Total estimated project costs of £2.060m are in the main funded by an application to the Football Foundation for £1.460m with the balance of £0.600m being recommended to be provided by the Council as follows:-

£0.500 from the Council's approved Capital Programme

£0.100 from earmarked reserves

Detailed financial information is included at Sections 6.4 and 6.5 above.

The ongoing revenue costs associated with the running of the 3G facility will be the responsibility of the Radcliffe Football Foundation who will be responsible for the management and daily maintenance of the 3G, grass pitches and pavilion.

The first £25k of income from the 3G will be transferred to the Council to be held in a sinking fund reserve for the longer-term upkeep of this facility.

13.0 Background papers:

Appendix 1 - Site Plan