

# Public Document Pack

**Date of meeting** Thursday, 20th November, 2014  
**Time** 7.00 pm  
**Venue** Training Room 1 - Civic Offices, Merrial Street,  
Newcastle-under-Lyme, Staffordshire, ST5 2AG  
**Contact** Justine Tait ext 2250

## **Active and Cohesive Communities Scrutiny Committee**

### **AGENDA**

#### **PART 1 – OPEN AGENDA**

- 1 Apologies
- 2 Declarations of Interest
- 3 Minutes from the previous meeting - Monday 6th October 2014 (Pages 3 - 8)
- 4 Kidsgrove Sports Centre Working Group Report (Pages 9 - 16)
- 5 **DATE AND TIME OF NEXT MEETING**  
Wednesday 9<sup>th</sup> March 2015, 7.00pm in Committee Room 1

**Members:** Councillors Bailey (Chair), Mrs Burgess, Miss Cooper, Eagles, Harper, Mrs Heesom, Mrs Johnson, Plant, Rout (Vice-Chair), J Tagg and Miss Walklate

**PLEASE NOTE:** The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

**Members of the Council:** If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

**Meeting Quorums :-** 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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## ACTIVE AND COHESIVE COMMUNITIES SCRUTINY COMMITTEE

Monday, 6th October, 2014

<b>Present:-</b>	Councillor Reginald Bailey – in the Chair
Councillors	Councillor Mrs Silvia Burgess, Councillor Trevor Hambleton, Councillor David Harper, Councillor Mrs Gillian Heesom, Councillor Mrs Hilda Johnson, Councillor Glyn Plant, Councillor Amelia Rout and Councillor Miss June Walklate
	Trevor Hambleton (Portfolio Holder for Leisure, Culture and Localism)
Officers	Assistant Valuer

### 1. **APOLOGIES**

Apologies were received from Councillor Miss Cooper

### 2. **DECLARATIONS OF INTEREST**

There were no declarations of interest

### 3. **MINUTES FROM THE PREVIOUS MEETING**

The minutes of the previous meeting held on Monday 30<sup>th</sup> June 2014 were agreed as a correct record

### 4. **PORTFOLIO HOLDER QUESTION TIME**

The Portfolio Holder for Leisure, Culture and Localism provided Committee with a verbal update on the following work objectives:-

#### Britain in Bloom

The Council achieved gold award for the thirteenth consecutive year and had enhanced Newcastle's reputation as one of the most attractive, sustainable Boroughs in the Heart of England. There were eleven entrants in the Council's category, of which nine gained gold

There had been £50,000 of sponsorship secured from local businesses which covered the cost of the campaign

1500 children entered the painting competition, the largest number ever. Approximately ninety entered the local competition "Newcastle in Bloom". Twenty nine groups participated in the second annual Community Day in June

2015 would be the 25<sup>th</sup> year the Borough would have entered the campaign and were planning some new initiatives and projects to mark and celebrate the milestone

### Tatton Park

This year the Council had achieved silver. The display recognised the Women's Institute involvement in launching the Britain in Bloom campaign fifty years ago. For 2015 the Council would be focusing on creating an exhibit which would be sited locally in the Borough, rather than continuing at Tatton Park

### Community Wardens

The two Community Wardens were based in the Community Development team and had continued to assist community volunteer groups to improve their local green spaces and neighbourhoods

The Queen Elizabeth Park community food garden had been expanded with the assistance from the Wardens

### Borough Museum and Art Gallery

A separate meeting of the Committee was held at the Borough Museum and Art Gallery with a presentation carried out by the staff. The Museum staff would like to re-brand the Museum, along with the Brampton Park to make it more marketable, develop a dedicated web site to attract more visitors, to have a comprehensive maintenance and improvement programme as externally the building was in a poor state of repair. Internally the rooms required improvement; they would like to extend to expand the galleries, education spaces, storage for collections, meeting rooms and the introduction of a café

They had not got a marketing budget. The number of visitors to the Museum during the first quarter of 2014/2015 was 15,435 which was up by 210 from the first quarter of 2013/2014

There was a World War 1 exhibition which would be there until mid November, then move to Keele then Madeley, after which it would go on a five year tour of the Borough.

### Locality Action Partnerships (LAPs)

Presently there were nine LAPs who dealt with day to day issues such as dog fouling, litter, traffic problems and anti-social behaviour. The LAPs now require to be developed further

A report would be submitted to Cabinet on the 18<sup>th</sup> October 2014 outlining an approach to challenge LAPs to focus on the key strategic issues facing the Borough Council and its partner:-

- Health and Well Being
- Economic Development
- Stronger and Safer Communities

The LAPs would be asked to produce a progress report setting out performance in each of these areas. Training would be given and one to one support for Chairs and Vice Chairs to ensure they were equipped to deliver their respective action plans and continued development

## Updates

J2 – there had been a mechanical failure in the small pool

Kidsgrove Sports Centre – there had been boiler failure resulting in both of the pools being closed

Kidsgrove Sports Centre Working Group – The Chair provided an update on progress with the Working Group with the Group's Recommendations being submitted to Active and Cohesive Communities Scrutiny Committee on the 20<sup>th</sup> November 2014 followed by Cabinet on the 10<sup>th</sup> December 2014

A Member asked if media communication could be improved by making announcements on Radio Stoke or through the Sentinel when the swimming pools, from both sites, were closed for maintenance, to the public

The Head of Leisure and Cultural Services agreed communication does need to be improved via the Council's Communication Team but staff do inform programmed groups of pool closures as well as contact through the social media where possible

### **Resolved:-**

That Members receive the update

## **5. ALLOTMENTS REVIEW UPDATE REPORT**

The Head of Operations submitted an update report on the Allotments Review

On the 2<sup>nd</sup> April 2014 Cabinet approved the draft Allotments Strategy 2014-2020 and resolved that a report was brought to a future meeting of Cabinet detailing the outcome of the consultation and recommending that the Strategy was formally adopted, subject to any changes arising from the consultation process

Concurrently, Officers in conjunction with the Portfolio Holder for Environment and Recycling, had been negotiating with Silverdale Parish Council in relation to the proposed transfer of the two allotment sites in Silverdale (Park Road and The Acre). The transfer of the Park Road site had been successfully concluded. Negotiations were ongoing with the Parish Council in relation to The Acre to seek to achieve a similar outcome

### **Resolved:-**

That Members receive the report

## **6. FISHING LICENCE AGREEMENTS WITHIN THE BOROUGH**

It came to the Chair's attention that there had been a number of discrepancies which showed significant variances of the levels of annual fees charged for each licence for each fishing pools within the Borough, with all licensees involved

Previously the fishing licence agreements fell under the remit of the Community Manager but had since been handed over to the Property Manager

Members felt the fees that were charged to the Angling Clubs varied significantly and asked for a standard type of fishing licence to be prepared for each fishing pool within the Borough and terms were negotiated and agreed with each party involved, based on the area and environment of each respective pool

**Resolved:-**

- (a) That the level of fees charged and terms agreed for fishing pools throughout the Borough would be considered, with a view to introducing a standard type of agreement and method for calculating each acknowledgement payable based on the area and environment of each pool concerned
- (b) That all such fishing licences were agreed by the end of this financial year with a view to the new charges taking effect from the 1<sup>st</sup> April 2015
- (c) That a further report would be submitted to this Scrutiny Committee on the 9<sup>th</sup> March 2015

7. **KEELE GOLF COURSE**

**Resolved:-**

That Members receive the progress report

8. **STAFFORDSHIRE LIBRARIES CONSULTATION**

The Vice Chair thanked Members and Officers who attended the Staffordshire Libraries Consultation held on Tuesday 9<sup>th</sup> September 2014. The Consultation was running for twelve months, closing on the 7<sup>th</sup> October 2014, with implementation from mid-2015 to late 2016

The questions and answers that were raised at the event were passed onto Staffordshire County Council as part of the Consultation process

**Resolved:-**

Members agreed to the questions and answers that were raised at the Consultation on the 9<sup>th</sup> September 2014

9. **RECOMMENDATIONS OF THE PREVIOUS MEETING (30.06.14)**

**Resolved:-**

Members agreed to the Recommendations raised at the last meeting held on Monday 30<sup>th</sup> June 2014 and thanks was passed on for Members being supplied with a copy of the Safeguarding Children and Vulnerable Adults Protection Policy

10. **WORK PLAN AND SCRUTINY TOPICS**

**Resolved:-**

That the Fishing Licence Agreements item be put on the work plan for the 9<sup>th</sup> March 2015 meeting

11. **PUBLIC QUESTION TIME**

No questions had been submitted from the public

12. **URGENT BUSINESS**

No urgent business was raised

13. **DATE AND TIME OF NEXT MEETING**

Thursday 20 November 2014, 7.00pm in Training Room 1. This an additional meeting to discuss the recommendation(s) submitted by the Kidsgrove Sports Centre Working Group prior to a report being presented to Cabinet on the 10<sup>th</sup> December 2014

**COUNCILLOR REGINALD BAILEY**  
**Chair**

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## **Feasibility Report into the delivery of a Sports Centre for Kidsgrove and surrounding locality**

### **Background**

1. In July 2014, The Active and Cohesive Scrutiny Committee was appointed by Cabinet to produce a feasibility report on the future of Kidsgrove Sports Centre which will be presented to the Council's Cabinet and inform a future detailed business case for the replacement or refurbishment of the Centre.

2. The Committee addressed the following key questions:

- What facility mix does Kidsgrove need?
- How much will development options cost to build and then operate?
- Which sites are most suitable for re-provision linked to a development solution?
- What designs will work for each facility mix and site option?
- Is refurbishment a viable option and how does it compare to the redevelopment options?
- How can the re-provision of the Sports Centre be procured and what are the timescales?
- How could the re-provision be financed?
- What should the Council do next in order to progress the project?

3. This report does not represent a final commitment to the scheme; indeed it identifies a significant funding gap. If the Council wish to proceed further, it does represent the point at which some levels of expenditure will need to be incurred to take the project forward, as the next steps will require a range of professional services, site investigations and surveys, etc.

4. The Active and Cohesive Scrutiny Committee are satisfied that the scheme is desirable and viable, and that therefore the Council should take the decision to proceed.

### ***What facility mix does Kidsgrove need?***

5. The Council's ambition is to re-provide the leisure facilities at Kidsgrove Sports Centre, taking account of future need, changes in population and demographics and supply of facilities within the Kidsgrove catchment.

6. The findings from the needs analysis and supply and demand analysis have confirmed that a more focused facility mix would still meet the needs of the majority of residents in Kidsgrove.

7. The current core facility mix was developed in the 1970's and subsequently converted over time but it fails to make optimum use of space and as such the Committee is of the view that the current facility is larger than it needs to be to meet current and future need.

8. The needs analysis and supply and demand analysis has informed two facility mix options for further exploration, Options A and B. Option B to be accommodated within a refurbishment of the existing Centre.

9. Option A (new build) is based on what the Committee’s analysis shows is the minimum provision and as such does reduce some elements of the current facility mix. It increases health and fitness provision and uses flexible space to meet modern requirements. It features a six lane swimming pool plus learner pool. It relies on the school providing a three (or four) court sports hall and outdoor synthetic and grass pitches, for joint-use by both the school and community. This reflects Kidsgrove’s actual needs now and in the future, taking account future population growth.

10. Option B (refurbishment) is based on the analysis but takes into account the requirements of current stakeholders and users. This is a refurbishment of the existing facility, but would require closure for up to 20 months. A new build on the current site (Option A) has also been explored and would result in the demolition of the existing centre.

***Which sites are most suitable for re-provision linked to a development solution?***

11. Out of eight sites evaluated, the current site, scored highest in a review by the Committee in relation to access, transport issues, planning and environmental factors. The Hardingswood Road site had more issues, but still could accommodate a new sports centre. No sites considered offered development potential that could contribute to funding the sports centre.

<b>Table 1: SWOT Analysis</b>				
<b>Site</b>	<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
Liverpool Road	Close to town centre. In Council ownership.	Site constraints make the development difficult. In particular the topography and trees.	The development would have a positive impact on the town centre economy.	Abnormal groundwork costs may be prohibitive
Heathcote Street	Town Centre location	The site is on a steep hill	Access to existing car parking	Site allocated for sheltered housing
Clough Hall School	Existing centre established on site.	Out of town centre	Joint use of school facilities to enhance offer	There would be no provision for a time, during construction works.
Station Road	Excellent Transport links and	Possible need to strengthen	Develop as part of Transport Hub	Insufficient space for sports centre

	parking	Bridge for construction traffic		and transport hub
Birchenwood (Bowling Green, Tennis Courts and Pavillion)	In Council ownership. Location linked with existing outdoor sports provision (tennis and bowls)	Green belt. It will take until at least 2018 for Local Plan review to consider possibility of moving out of green belt. Former land use/filled land.	None	Abnormal groundwork costs may be prohibitive.
Birchenwood (Mount Road)	In Council ownership. Location linked with existing outdoor sports pitches.	Green belt. It will take until at least 2018 for Local Plan review to consider possibility of moving out of green belt. Former land use/filled land.	None	Abnormal groundwork costs may be prohibitive.
Clough Hall Park	In Council ownership	Poor access, site constraints mean it is not suitable.	None	Loss of playing field.
Hardingswood Road	Close to town centre and public transport routes.	Council would need to procure the site and in so doing probably relocate the Working Men's Club.	The development would have a positive impact on the town centre economy.	A number of ground conditions need further investigation.

***How much will development options cost to build and operate?***

12. Table 2 shows the construction cost and development cost on potential sites at today's prices (which takes account of professional fees / any demolition costs etc).

<b>Table 2: Cost of Construction and Development Option</b>	<b>Construction Cost</b>	<b>Total Development Cost</b>
Refurbishment of KSC	£4,500,000 (excluding sports hall and astroturf pitches)	£5,040,000
New Build on existing	£7,700,000	£8,781,000 including demolition costs (to be met by County)
New Build on Hardingswood Road	£7,700,000	£8,850,000 + land purchase anticipated to be £250,000
Budget Build		£5m Broad cost envelope.

13 Officers have undertaken some detailed business planning for each of the options and a summary of the projected revenue performance can be seen in Table 3.

14. Table 3 shows the surplus/deficit projected for the Base Year and 5 years respectively, for each of the options, both excluding and including lifecycle costs (which feature the on-going costs of maintenance and repair). Please note these figures do not include inflation.

	<b>Option A</b>	<b>Option B</b>
<b>Base Year</b>		
Income	£580,752	£510,541
Expenditure	£840,318	£752,228
Surplus/ Deficit – Excluding lifecycle	£232,066	£209,812
Surplus/ Deficit – Including lifecycle	£259,566	£241,687
<b>5 Years</b>		
Income	£3,516,686	£3,063,311
Expenditure	£4,385,972	£3,925,389
Surplus/ Deficit – Excluding lifecycle	£731,787	£710,703
Surplus/ Deficit – Including lifecycle	£869,287	£870,078

15. The refurbishment figures (Option B) assume that the income is retained for the sports hall and all weather pitches, circa £60,000 pa. Dependant on the arrangements post March 2016, when the current joint use agreement

expires this may or may not still be the case. The refurbishment cost would give a twelve year lifespan, whereas the new build would give a 25 year operation before the need to refurbish.

***What designs will work for each facility mix and site option?***

16. The Committee explored the sites that met minimum requirements and were potential locations for Options A and B. At this point no site has been explored in detail, but potential sites for more detailed evaluation have been identified. The minimum requirements can be fully accommodated on the sites considered.

17. Example designs for the refurbishment (Option B) have been considered and Option A would be based on Sport England's Optimum Swimming Pool Design.

***How can the re-provision of the Sports Centre be procured and what are the timescales?***

18. The re-provision of Kidsgrove Sports Centre can be procured in a variety of ways – these include, through the Council developing the re-provision itself through a main contractor or as an integrated element of a management contract which would need to be established. Alternatively there are a number of companies that have developed leisure facilities and leased them back to the local authority for them (or their Trust) to operate.

***How could the re-provision be financed?***

19. The sites considered do not present any obvious opportunity for any other development other than the sports centre. The assessments therefore have failed to indicate any significant contributions arising from the sale / redevelopment of existing Council owned land. No potential developer contributions have been identified through the planning process. Site analysis has not identified any major contributions from the disposal of existing council owned land. However negotiations are taking place over the disposal of Gloucester Road, for residential use and this could generate up to £180,000. In addition there is potential to dispose of Liverpool Road, but as part of the site is currently in green belt, the prospect is a minimum of five years hence.

20. The Council has modest financial reserves, but currently none of this is allocated to support contributions for the re-provision.

21. The Council could look to use Prudential Borrowing over a 25 year period. The amount raised would be dependent on the overall savings available against the current operating costs allowed for in the MTFs which would be influenced by which option was selected, savings on repairs and maintenance which are currently being spent on the existing Sports Centre.

22. It is likely that some partnership and grant funding would be available; the amounts dependent on the option chosen but at this stage it would prudent to

assume that this may still leave the majority of the costs to be found by the Council.

23. From the above high level analysis, due to considerable uncertainty, there is a significant funding gap at present which would need to be explored in greater detail through a business case and procurement strategy for Members' consideration, to include the use of private sector capital.

***What should the Council do next in order to progress the project?***

24. The choice of site and facility mix is ultimately one for Elected Members and a report is being prepared for December Cabinet so this is to happen in the near future. This will facilitate officers to look at a number of other factors, including links to the Joint Core Strategy, further consultation with partners and the timing of any planning applications from developers and disposal of assets by the Council.

25. The recommendation is that the Cabinet considers and seeks to refine site options and facility mix and following this focuses on an affordable funding solution linked to the procurement of a replacement sports centre for Kidsgrove.

26. Summary of financing options:

The projected costs:           Option A (new build) is £8.5m to £9.0m  
  Option B (Refurbishment) is £5m  
  Option C (Budget) £5m

Potential funding contributions:

- Newcastle Borough Council Capital Programme: Subject to there being funding available through the disposal of surplus land assets, a contribution could be considered against other pressures and priorities.
- Sport England: Dependant on compliance with Sport England standards, a grant may be secured from one of their programmes of up to £500,000. (NB Jubilee2 was awarded £400,000)
- Staffordshire County Council: The District Deal between Staffordshire County Council and Newcastle Borough Council provides the two organisations the opportunity to work together on the provision of suitable leisure and educational facilities. Discussions with Staffordshire County Council taken place with an expectation around £1m.
- Public Health: Following the transfer of public health responsibilities to SCC, a request to support the project to a similar value of that made to Jubilee2 (£500,000) could be made. However it is likely that Public Health are not able to offer capital grants
- Prudential Borrowing: Consideration of prudential borrowing would represent a change in the Council's current policy.
- Private sector lease back: This option could be explored in more detail, but overall the financial terms would be less favourable than Council borrowing.

4 November 2014

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