



**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**

**CORPORATE LEADERSHIP TEAM'S  
REPORT TO**

**Cabinet**  
**19 March 2024**

**Report Title:** Contract Award for Wammy Football Changing Room Development

**Submitted by:** Deputy Chief Executive

**Portfolios:** Finance, Town Centres and Growth and Leisure, Culture and Heritage and One Council, People & Partnerships

**Ward(s) affected:** Cross Heath, Knutton

<b><u>Purpose of the Report</u></b>	<b><u>Key Decision</u></b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
To provide Cabinet with an update on the progress on the new Wammy Football Changing facilities and to recommend an award of a construction contract to the successful bidder following a competitive procurement exercise via MyTenders to construct the new facilities.			
<p><b><u>Recommendation</u></b></p> <p>That Cabinet:</p> <ol style="list-style-type: none"> <li><b>Notes the progress on the project to deliver Football Changing facilities at the Wammy.</b></li> <li><b>Authorise the Deputy Chief Executive, in consultation with the Portfolio Holders for Finance, Town Centres &amp; Growth and One Council, People &amp; Partnerships, to complete post tender negotiations and to progress all legal agreements to enable appointment of a contractor to construct the Football Changing Facilities at the Wammy.</b></li> <li><b>Authorise the Deputy Chief Executive, in consultation with the Portfolio Holders for Finance, Town Centres &amp; Growth and One Council, People &amp; Partnerships, to construct the Football Changing Facilities at the Wammy.</b></li> </ol>			
<p><b><u>Reasons</u></b></p> <p>To deliver on the aims of Newcastle Town Deal Investment Plan, specifically the Knutton Village Masterplan project and on the aims of the Council's Playing Pitch Strategy 2021.</p> <p>To enhance local facilities for the residents of Knutton and Cross Heath and support opportunities for active leisure and participation in sport.</p>			

**1. Background**

- 1.1 For a number of years, the Council has been working with partners to develop and deliver the Knutton Village Masterplan "Putting the Heart into Knutton Village." This masterplan sets out proposals for a range of interventions in and around Knutton village, including new housing development together with modernising

and improving community, business, and leisure infrastructure for the village. Cabinet has considered the Knutton Village Masterplan at previous meetings.

- 1.2 The Knutton Village Masterplan has been consulted on with residents on several occasions, including during the initial development of the masterplan itself and also through the Town Deal funding process. Delivery of the Masterplan aspirations will rely on a combination of funding sources according to what aspect is being delivered, see Section 8 Financial Implications below.
- 1.3 This report concerns delivery of the Football Changing Rooms at the Wammy. Whilst delivery of this facility stems from the Knutton Village Masterplan, the proposed location of the changing rooms sits within Cross Heath Ward and is likely to serve residents from both Cross Heath and Knutton and also a wider area of the Borough.
- 1.4 Delivery of Football Changing Facilities at the Wammy aligns with the aspirations of the Council's Playing Pitch Strategy 2021, which states the need for ancillary facilities, such as changing rooms at the Wammy to develop its role as a hub for football.
- 1.5 The Council previously tendered this contract in the spring of 2023 and a Cabinet report in July 2023 approved the acceptance of a tender from Dawn Building and Groundwork Limited, but they withdrew their offer / tender shortly after the Cabinet decision due to construction cost inflation, which necessitated the re-tendering of the works.

## 2. **Issues**

- 2.1 The Council has engaged with Newcastle Town Football Club to drive forward provision of football at the Wammy. Newcastle Town Football Club already operate playing pitches at the Wammy under a tenancy at will. As a large and experienced grassroots affiliated football club they are ideally placed to deliver football activity on the site and to reach out to surrounding communities. It is intended that they will take on operation of the football changing rooms once complete.
- 2.2 The Council has also worked with the Football Foundation and Staffordshire Football Association to attract Football Foundation funding to support development of the changing room facility and to ensure, that in addition to delivering on Council and Town Deal objectives, the new facilities meet the required Football Association standards for changing facility provision. The previous Cabinet report in July 2023 approved the acceptance of the Football Foundation funding and the use of the capital programme allocation.
- 2.3 Funding for the football changing rooms is from several sources outlined in the financial implications section 8 below.

## 3. **Recommendation**

That Cabinet:

- 3.1 Notes the progress on the project to deliver Football Changing facilities at the Wammy.

- 3.2 Authorises the Deputy Chief Executive, in consultation with the Portfolio Holders for Finance, Town Centres & Growth and One Council, People & Partnerships, to complete post tender negotiations and to progress all legal agreements to enable appointment of a contractor to construct the Football Changing Facilities at the Wammy.
- 3.3 Authorise the Deputy Chief Executive, in consultation with the Portfolio Holders for Finance, Town Centres & Growth and One Council, People & Partnerships, to construct the Football Changing Facilities at the Wammy.

#### 4. **Reasons**

- 4.1 To deliver on the aims of Newcastle Town Investment Plan for Town Deal, specifically the Knutton Village Masterplan project and also on the aims of the Council's Playing Pitch Strategy 2021.
- 4.2 To enhance local facilities for the residents of Knutton and Cross Heath and support opportunities for active leisure and participation in sport.

#### 5. **Options Considered**

- 5.1 Whilst the use of a compliant procurement framework was considered this solution did not offer an opportunity to directly engage and work with local construction companies. In compliance with both internal governance procedures and Public Contract Regulations 2015 the Council published a contract notice on the My Tenders (Contracts Finder) website. On the closing date for tenders, two submissions were received, and subsequently assessed by the appointed Quantity Surveyor, the outcome of which was that there was only one fully compliant bid.
- 5.2 A 'do nothing' option would not deliver on the aims of Knutton Village Masterplan or the Council's Playing Pitch Strategy 2021.
- 5.3 Use of external funding to support delivery of the football changing facilities enables the Council to deliver the football changing facilities more quickly than if it were to wait for further Section 106 monies to enable the project to proceed.

#### 6. **Legal and Statutory Implications**

- 6.1 Section 2(1) of the Local Government Act 2000 permits local authorities to do anything they consider likely to promote or improve the economic, social, and environmental well-being of their area. That would include actions to deliver actions within the Knutton Village Masterplan.
- 6.2 The Council will enter into a JCT contract with Dawn Building and Groundwork Limited for the construction of the changing facilities.

#### 7. **Equality Impact Assessment**

- 7.1 The project is located next to some of the most deprived communities in the Borough when measured on the Index of Multiple Deprivation. It is in an

accessible location, with good walking and cycling connections which enables access by non-vehicular means.

- 7.2 The Council is working with the Club to reach out to surrounding communities which are mainly lower socio-economic groups, Knutton, has two LSOAs (Lower Super Output Areas) that have levels of deprivation significantly higher than the national average. Cross Heath has three LSOAs and all these experience above-average levels of deprivation. In Silverdale two LSOAs experience above-average levels of deprivation. In all three areas deaths from coronary heart disease are higher than the England average and there are issues with rates of obesity amongst children at reception and year 6 higher than the national average.
- 7.3 The provision of changing rooms is intended to overcome some of the perceived barriers to participating in football on an open field such as the lack of toilet provision, space for changing and the provision of lockers to secure valuables whilst playing. In line with Football Association guidelines accessible changing facilities are being provided in the new facility. Newcastle Town Football Club is already undertaking to attract interest from players and teams that cater for people with a disability.
- 7.4 The Council is working with Newcastle Town Football Club to use their expertise in reaching out to local communities, harder to reach groups and to draw on their expertise in elements such as the development of progression pathways within girl's football.

## 8. **Financial and Resource Implications**

- 8.1 This project requires the outlay of capital that is already allocated within the Council Capital Programme, it additionally requires the expenditure of Section 106 monies that are allocated to the Wammy and funding from the Knutton Village Project element of Newcastle Town Deal which is in line with the project business case. The funding breakdown is:
- a. £260,000 from Section 106 contributions received by the Council.
  - b. £200,000 Council Capital allocation.
  - c. Football Foundation grant £250,000.
  - d. The Knutton Village Masterplan element of Newcastle Town Deal which will fund the balance of the capital requirement.
- 8.2 Officers are reviewing the potential to use other S106 monies to contribute to the changing rooms and are also reviewing cost control measures on the project to maintain the project within grant allocations. As with all programmes of construction currently the available grant is fixed whilst costs may raise yet the Council is committed to the delivery of other aspirations within the Knutton Village Masterplan and will work within existing grant funding to best deliver on these aspirations.
- 8.3 The Council has sought the services of suitably qualified and competent build contractors for the football changing rooms via the MyTenders Portal. 2 responses were received, and the details are included in the confidential report.
- 8.4 Officers from the Council's Regeneration Team are already engaged with the project through the Newcastle Town Deal programme. This includes close working with Newcastle Town Football Club and support officers from the Football Foundation to secure Football Foundation Funding. Officers will continue to

engage with monitoring the project to enable progress reports to be made to both the Football Foundation and DLUHC for Town Deal funding.

8.5 The Council's Property Team has drafted Heads of Terms for Newcastle Town Football Club to take on a lease of the Football Changing Rooms once the building is complete. This will extend the existing management arrangements for the playing pitches at the Wammy. The Property Team will manage this lease going forward.

## 9. **Major Risks & Mitigation**

- 9.1 By competitively procuring through a recognised portal the Council seeks to minimise some of the risks associated with the procurement.
- 9.2 Construction inflation remains a risk to the viability of the project until a contract price is agreed.
- 9.3 Until construction starts there is always a risk that unforeseen ground conditions cause a delay or cost increase to the project. Surveys have taken place to mitigate this risk and the design of the building has taken account of one issue relating to the location of a drain on the site.
- 9.4 Development needs to take place within the Town Deal delivery timescale by March 2026 otherwise this element of funding will be lost.

## 10 **UN Sustainable Development Goals (UNSDG)**

10.1 This project aligns principally with UNSDG:-

- 3 good health and wellbeing – by providing opportunities for active recreation and leisure alongside the mental health benefits of exercise and team-based sports.
- 5 gender equality – by providing progression pathway opportunities for girl's football.
- 10 reduced inequalities - by uplifting facilities with an area of multiple deprivation.
- Sustainable cities and communities - by providing leisure opportunities in a highly accessible location.

3 GOOD HEALTH  
AND WELL-BEING



5 GENDER  
EQUALITY



10 REDUCED  
INEQUALITIES



## 11 **Key Decision Information**

11.1 This requires expenditure of £200,000 Council capital budget allocation plus expenditure of S106 and Newcastle Town Deal funds.

11.2 The project is located in Cross Heath Ward but it is intended to serve residents from a wider area of the Borough.

## 12 **Earlier Cabinet/Committee Resolutions**

- 12.1 July 2023 Construction of the Football Changing Facility at the Wammy
- 12.2 October 2022 Newcastle Town Deal.
- 12.3 June 2021 Knutton masterplan report on public consultation and suggested amendments to the draft Knutton Masterplan.
- 12.4 January 2021 Draft Newcastle own Deal Investment Plan
- 12.5 November 2020 Knutton Masterplan Report
- 12.6 December 2019 Development of Town Deal Investment Plans
- 12.7 November 2018 One Public Estate – Knutton Masterplanning Project
- 12.8 September 2015 Wammy Neighbourhood Park Phase 3

## 13 **List of Appendices**

- 13.1 None.

## 14 **Background Papers**

- 14.1 Planning committee papers 20 June 2023  
<http://svmma/mgChooseDocPack.aspx?ID=3886>
- 14.2 Planning Application 23/00142/DEEM3 <https://publicaccess.newcastle-staffs.gov.uk/online-applications/shortUrlResults.do?action=firstPageShort&searchType=Application&caseAddressType=Application&searchCriteria.reference=23%2F00142%2FDEEM3&state=Dv5VTOVBfr83K%2FofUcu3Pg%3D%3D>
- 14.3 Knutton Village Masterplan
- 14.4 Newcastle Town Investment Plan