

Subject:	Portslade Sports Centre – Replacement 3G pitch project	
Date of Meeting:	11 October 2018	
Report of:	Executive Director of Economy, Environment & Culture	
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Ward(s) affected:	North Portslade	

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The current artificial turf pitch (ATP) at Portslade Sport Centre is nearing the end of its useable life and needs to be replaced. It is proposed that it be upgraded by a new 3G (Third Generation) artificial all weather pitch which will improve the quality of provision and increase participation in sport and physical activity. Please see Appendix 1 for a plan of the facility.
- 1.2 Through the Council's Playing Pitch Strategy a need for a 3G pitch in the West of the city has been identified. Initial discussions with the Football Foundation (FF) and Sussex County Football Association (SCFA) have been positive. An application to the Football Foundation for funding has been encouraged and preparatory work has had to commence on a bid in order that the timescale for significant potential funding can be achieved.
- 1.3 To be successful the FF grant will require match funding and a commitment to achieve deliverable outcomes which have a primary focus on increasing participation in grass roots football. The programme for the new facility would be developed in conjunction with the operator - Freedom Leisure, Portslade Aldridge Community Academy (PACA) and local FA chartered partner football clubs which have been identified by SCFA. The latter are Mile Oak Wanderers and Hangleton Rangers.

2. RECOMMENDATIONS:

That Policy, Resources & Growth committee:

- 2.1 Approves the submission of a bid by the council to the Football Foundation for at least £0.250m funding for the delivery of the replacement 3G pitch project at Portslade Sport Centre, and subject to the award of that funding:
 - 2.1.1 Approves the delivery of the replacement 3G pitch project at Portslade Sport Centre.

- 2.1.2 Approves a capital budget for this project of £203,000 based on the overview in paragraph 3.10 including the allocation of identified Section 106 funds and direct revenue funding from existing budgets.
- 2.1.3 Grants delegated authority to the Executive Director for Economy, Environment & Culture to enter into any contracts necessary to deliver the replacement 3G pitch project.
- 2.1.4 Approves the establishment of a reserve of £25,000 per annum to support the long term sustainability and future replacement costs of major components of the 3G pitch.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The current 2G or sand based ‘Astroturf’ ATP at Portslade Sports Centre was installed in 1990 and subsequently re-laid in 2005. The typical lifespan of such a pitch is around 10-12 years. The pitch is now in poor condition although has had some patch repairs. Under the terms of the management contract (with Freedom Leisure) the Council are responsible for its replacement.
- 3.2 The current pitch consists of 1 full sized football/hockey pitch which is split into 2 half pitches. It is predominantly used for football bookings, with several local football clubs (both adult and juniors) using the pitch for training. It is estimated that around 60% of bookings are made by local clubs with the remainder being informal groups, many of whom block book their slot in order to guarantee the same timeslot every week. Honeybees Hockey Club also train at the site for 1.5 hours one evening a week.
- 3.3 Portslade Aldridge Community Academy (PACA) uses the pitch during the school day in term-time as part of a Joint-Use Agreement with the Council. PACA is supportive of a new 3G surface.
- 3.4 The vast majority of new ATPs are constructed using 3G surfaces which provide a far superior surface for football use. By using a longer pile of artificial turf blade together with increased rubber cushioning, the surface properties are comparable to real grass and therefore much more popular with footballers. The Council replaced one of the 2G ATPs at Stanley Deason Leisure Centre in 2012 which by the end of 2014 saw the income increase by approximately £50,000.
- 3.5 Currently the usage of the ATP at Portslade is declining and numerous football groups that have used the pitch for a number of years are leaving - citing the quality and type of pitch. The recent Playing Pitch Strategy (2016) recommended that the city was in need of three full sized 3G pitches in the west and central areas of the city.
- 3.6 An analysis of the potential pitch locations and the management arrangements in place to operate pitches has been undertaken. The pitch at Portslade was viewed as the best opportunity to achieve a new pitch in the shorter term as it is a facility with floodlights, already being used, with management already in place and potential opportunities to access funding streams to enable the delivery of the works.

- 3.7 The Council's Sports Facilities Plan 2012-22 approved in April 2012 also highlighted strong demand across the city for ATPs and one of the eight key recommendations of the plan was to 'Improve the quality and quantity of artificial turf pitches'.
- 3.8 The proposals set out in this report would therefore help with meeting key objectives from both the Sports Facilities Plan and Playing Pitch Strategy.
- 3.9 A requirement of the Football Foundation is that the 3G pitch is maintained over the life of the asset and that plans are established for the replacement of the pitch at the end of its useful life. It is proposed to establish a reserve into which annual amounts estimated at circa £25,000 pa from the leisure management operator will be contributed.

3.10 Funding for the project

A budget cost for the works is estimated to be £0.453m and the proposed funding for the works is as follows:

Football Foundation Funding	£0.250m
S106 monies	£0.150m
Existing Sport & Leisure Facility Budget	£0.053m

	£0.453m

Management of the project

- 3.11 Due to the FF funding requirements the Council will be required to utilise the Football Foundation's Framework Agreement for artificial grass pitches. The project would be managed by RLF (Robinson, Low Francis LLP) who is the Framework Operator and the works procured via a mini competition run by them through their e-tendering portal eDelta. This would entail RLF:
- Taking full design responsibility and developing a detailed specification of works and drawings for inclusion in the mini competition invitation.
 - Being the key contact throughout the mini competition process. The process within the Framework Agreement has been reviewed by the Corporate Procurement Team and the process complies with the Council's tendering policies.
 - Providing tender analysis of mini competition returns (in conjunction with the FF and Council's Sports Facilities team).
 - Full project management of the works including site meetings, inspections, issue of payment certificates, snagging of the works, review of health and safety file/operation and maintenance manuals and record drawings.

- Acting as Principal Designer for the works, including responsibility for putting into action the duties under the Construction (Design and Management) (CDM) Regulations 2015.

3.12 Planning

It has been confirmed that planning approval is required for the project and approval is a pre-requisite for funding. An application has therefore been made.

4 ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 As the current astroturf is old and in poor condition a replacement pitch is required to maintain the current usage and participation.
- 4.2 A replacement like-for-like option has been considered (rather than a 3G) but this would not be eligible for Football Foundation funding.

5 COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Consultation has been on-going with Freedom Leisure (current operator), Portslade Aldridge Community Academy (PACA) and local grass roots football clubs – Mile Oak Wanderers and Hangleton Rangers. The only hockey club currently using the pitch is Honeybees Hockey Club. A meeting has been held with the hockey club who understand the position, use the pitch a small amount and can be accommodated elsewhere in the city.
- 5.2 Ward Councillors in North Portslade have also been kept informed regarding the proposed project and are supportive of the proposal.

6 CONCLUSION

- 6.1 The pitch needs to be replaced as current participation and usage is declining and it will soon be no longer fit for use.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The Council will provide capital funding of £0.203m as match funding toward the grant provided by the Football Foundation. The Council's contribution is met from S106 contributions and Sport and Leisure revenue budgets. The operation of the pitch will be undertaken by the existing leisure management operator and will include all running costs as well as income generation as part of the contract.
- 7.2 A reserve will be established by the Council with annual contributions from the operator to ensure the future of the 3G pitch is maintained.

Legal Implications:

- 7.3 In accordance with the Council's Constitution, before any contractual obligations are entered into, a report must be submitted to Policy, Resources & Growth Committee for approval of a project where there is any match funding, and the Council's contribution is in excess of £50,000, and budgetary provision has not previously been approved.
- 7.4 Orbis Public Law lawyers will advise on the various agreements required to deliver the 3G pitch project at Portslade Sport Centre which will include: a grant funding agreement with the Football Foundation; a variation to the contract with the current leisure operator; a community use agreement with Portslade Aldridge Community Academy; and a call off contract from the Football Foundation framework for the delivery of the works required.

Equalities Implications:

- 7.5 The provision of a better quality pitch will enable a wide range of football opportunities to be offered to a broad cross section of the community. An Equalities Impact Assessment is not currently planned as the project is to replace a football pitch with an alternative kind of football pitch and the loss of hockey is not considered to adversely impact on any individuals or groups with protected characteristics.

Sustainability Implications:

- 7.6 A key advantage of the project will be to improve the financial sustainability of the pitch to enable the provision of a reserve/sinking fund (circa £25,000 per annum).

SUPPORTING DOCUMENTATION

Appendices:

1. Plan of the site

Documents in Members' Rooms

1. None

Background Documents

1. None

