

WIRRAL COUNCIL

CABINET 9 DECEMBER 2010

REPORT OF THE INTERIM DIRECTOR OF CHILDREN'S SERVICES

CONSTRUCTION OF A THIRD GENERATION SYNTHETIC FOOTBALL PITCH AT WOODCHURCH HIGH SCHOOL

SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report seeks approval to construct a synthetic football pitch and changing facilities at Woodchurch High School. The facility will be primarily used by the school during the day and by Football Association affiliated football clubs in the evenings and at weekends. This report sets out the costs of the scheme at £925,550 and gives details of the Football Association Bid for an amount of £500,000. This project is part of the overall regeneration of the Woodchurch campus which has been subject to previous Cabinet approvals.

1.0 BACKGROUND

- 1.1 Woodchurch High School has been rebuilt as part of the national One School Pathfinder Programme. This site also includes a sports centre built from Lottery Funding in 2005. The centre is used and managed by the school and has extensive public use.
- 1.2 In 2008 Woodchurch High School and the CYP department began discussions with the Football Association (FA) to look into the development of football within the school and the community through the provision of a high quality 3G synthetic football pitch. This asset would compliment the existing sports centre and the external grass pitches and training facilities which have been provided under the One School Pathfinder Programme.
- 1.3 In order for the bid process to commence it was necessary for a feasibility study of the proposed location of the pitch to take place. This was carried out in 2008 and required a number of surveys to be undertaken to inform the bid process of potential flood risks, ground conditions, drainage and earthworks. From these surveys a general design layout was produced and costings obtained for the development.
- 1.4 At the same time as the feasibility study was taking place a Football Development Plan was drawn up by the school in consultation with the FA and involved local football clubs and other interested parties. The Development Plan was submitted to the FA and approval was received in February 2010.

Key inclusions within the Development Plan were:

- (a) Growth & Retention: level of the usage of the pitch, development of players, competition use by U14 & U15 Wirral football teams, use of facility across Wirral for tournaments, emphasis on the development of girls football and those young people with disabilities
- (b) Raising Standards & Addressing Abusive Behaviour
- (c) Better Players: coaching players, leadership

- (d) Workforce Development: training courses, qualification attainment
- (e) Facility development
- (f) Promotion of Facility

By undertaking this detailed Football Development Plan the facility is considered to be sustainable by the FA. It will offer a wide range of opportunities for young people across the Wirral and offer an excellent venue for FA affiliated football clubs.

- 1.5 Conditions of the funding from the FA required approval of the Football Development Plan (which has been given), and the design of pitches and changing facilities that meet FA minimum standards. The facility will be closely monitored by the FA to ensure that the required outcomes of the Football Development Plan are met. The next stage of the process is to have the bid approved, this will give the FA details of the construction programme, finances, management arrangements of the facility, ownership details, maintenance arrangements etc. This final bid document will be submitted to the FA board for approval in early December 2010.
- 1.6 Technical details for the 3G pitch were prepared by Milieu Landscapes (previously trading as Bureau Veritas) who had been previously appointed as technical advisors on the Playing Field improvement scheme at a number of schools in the Borough. Technical details for the changing rooms were prepared by Technical Services Department.

The two elements for construction are:

(1) 3G Pitch, in order to meet the strict design criteria of the FA, full compliance with the FA's publication "Artificial Grass Pitches for Community Use, May 2005" must be observed. Specifications must meet the size requirements, and other technical specifications such as the engineered base for construction, flood lighting, ball-stop fencing etc.

(2) Changing Rooms to be built must meet the design criteria as specified by the FA, these consist of 4 x 12 person changing rooms and 2 x 16 person changing rooms.

- 1.7 Full Planning Permission is required for this scheme, and this was approved in February 2010.
- 1.8 Management of the facility will be undertaken by the schools sports centre. The existing committee will manage finances, maintenance of the facility, oversee booking arrangements and other issues appertaining to the pitch and changing facilities. This support is currently provided to the sports centre.

2.0 RISK ASSESSMENT

- 2.1 No FA funding approved; No contracts will be let until confirmation of FA funding has been received.
- 2.2 Change to Trust School status; Under normal circumstances all land and assets would transfer to the school under the Trust arrangements however, it has been agreed with the school that the sports centre and football facility would remain in the ownership of the Council.

2.3 Community bookings do not meet targets set by the management committee; The school will use its delegated budget to meet utility costs, maintenance and up keep of the facility. Any shortfall in the predicted income from community use could be a risk to the Local Authority however, the current sports centre management has to date ensured financial stability.

2.4 No other risks have been identified with this project.

3.0 FINANCIAL IMPLICATIONS

3.1 The Estimate for this work is set out below. All costs are at the first quarter of 2011.

Building costs

(1) 3G Pitch including associated external Works	£493,043.95
(2) Changing room facilities	£311,770.00
(3) Departmental Charges including:	
Professional Fees @ 15%	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees	£120,722.09

Total	£925,536.04
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The scheme will be funded from the following resources:

CYPD Capital receipts	£250,000.00
(Cabinet approval already in place)	
School Devolved Formula Capital	£175,536.04
Football Association funding	£500,000.00

TOTAL	£925,536.04
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3.2 The above estimate has been submitted to the FA for their consideration of the overall bid. Full FA approval will be required for the scheme to proceed.

3.3 The running and maintenance of the facility will be met from the schools delegated budget and from income generated by the hiring of the football facilities and changing rooms.

3.4 Contract procedure Rule 14 will require that the tender acceptance will be reported to Cabinet for their decision, in accordance with the Council's procurement policy.

4.0 STAFFING IMPLICATIONS

4.1 The Professional Services for the scheme will be provided by staff within the Technical Services Department and Milieu Landscapes.

4.2 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services will carry out the role of CDM Coordinator.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS/EQUALITY/HEALTH IMPACT ASSESSMENT

- 5.1 Access will be provided for children and adults with disabilities to all playing areas of this facility. Six changing rooms are included in the scheme which compliment the existing changing facilities on site. These include accessible WC and changing facilities which will be available for users of the facility, spectators and staff. The project aims to increase the accessibility of football facilities to young people with disabilities and is referenced within the Football Development Plan.
- 5.2 There are no implications in this report specifically for women, ethnic minorities or the elderly. This project aims to increase the number of women who play football and is referenced within the Football Development Plan.
- 5.3 There are no specific health implications but an impact assessment will be undertaken prior to the works being tendered.

6.0 COMMUNITY SAFETY IMPLICATIONS

- 6.1 The design of this project will take account of best practice to reduce the risk of crime and the local crime prevention officer will be consulted.
- 6.3 The scheme has the potential to provide key community use due to its stand-alone construction and positioning within the school boundaries and general location within the Woodchurch area.

7.0 LOCAL AGENDA 21 IMPLICATIONS

- 7.1 Within the changing rooms thermal insulation is to be provided to meet the standards and guidelines recommended by part L2 of the Building Regulations. Low energy electrical fittings, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.
- 7.2 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 7.3 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences.
- 7.4 The successful contractor will be encouraged to enter into dialogue with the Council's Construction Employment Integrator team, with the objective to agree target recruitment training hours in conjunction with the project.

8.0 PLANNING IMPLICATIONS

- 8.1 Planning approval has already been granted for this project, subject to a condition that cycle parking facilities are provided. Works to implement the planning permission would need to take place by the 19th February 2013.
- 8.2 Building Control regulations will apply to this development.

9.0 ANTI POVERTY IMPLICATIONS

9.1 There are no specific anti poverty implications within this report.

10.0 SOCIAL INCLUSION IMPLICATIONS

10.1 The proposed works will assist in providing an integrated approach to children's education, which is recognized as being a key factor in determining positive educational outcomes for all children.

11.0 LOCAL MEMBER SUPPORT IMPLICATIONS

11.1 Woodchurch High School is in Upton ward and also has a pupil intake from a number of other wards.

12.0 BACKGROUND PAPERS

12.1 The information used in the preparation of this report was obtained from working files in the Children and Young Peoples Department and no other background papers have been used in the preparation of this report with the exception of the Architects file C18479 and the Quantity Surveyors working papers.

12.3 FA bid and business case dated November 2010 and February 2010 respectively.

RECOMMENDATIONS

That:

1. The Scheme and Estimate, as presented, be accepted. Subject to approval and funding from the FA.
2. The Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.
3. The Director of Technical Services be authorised to seek tenders for the project when funding is approved.
4. The tender recommended for acceptance will be reported to Cabinet for their decision, in accordance with the Council's Procurement Policy.
5. Cabinet will be kept informed of any changes to the above proposals.

David Armstrong
Interim Director of Children's Services