

Bolsover District Council

Executive

1st February 2016

Request for additional funding for fencing and roof repairs and an increase in the annual maintenance budget at Shirebrook Model Village Sports Ground

Report of the Special Projects Officer

This report is public

Purpose of the Report

- To seek approval for additional funding to cover the cost of fencing and roof repairs at Shirebrook Model Village Sports Ground.
- To seek approval for an increase to the annual maintenance budget for the site from April 2016.

1 Report Details

- 1.1 Shirebrook Model Village Sports Ground (also known as Shirebrook Model Village Recreation Ground) is a 1.98ha (4.89 acre) site located at the southern end of Shirebrook Model Village that is used by Shirebrook Cricket Club and a number of local football teams under the banner of both Shirebrook Rangers and Shirebrook Wanderers.
- 1.2 Bolsover District Council is Trustee of the charity (Shirebrook Model Village Recreation Ground Welfare Scheme, No. 520506) under which the sports ground is provided and maintained for the benefit of residents of the former Blackwell Rural District.
- 1.3 The sports ground currently comprises one cricket pitch, one football pitch, an access road which is used for informal parking on match days and a number of cabins (changing rooms, tea room and toilets) that were erected in 2013 following the relocation of the four team changing pavilion that was originally erected in 2004 and subsequently relocated to the adjacent Coronation Drive Recreation Ground in 2013. Both of these (the erection of the pavilion in 2004 and its relocation in 2013) have previously been approved by Executive.
- 1.4 The relocation of the pavilion was part of Shirebrook Cricket Club's development proposal that had the erection of a new purpose built cricket pavilion as its main focus along with the provision of improved access, a new car park, security fencing and ancillary facilities such as cricket nets, a scoreboard and secure storage facilities.

- 1.5 To this end a scheme for a new pavilion has been designed and costed, planning permission has been secured and a number of attempts have been made to secure funding for the scheme.
- 1.6 However, without a 25 year lease in place, the club has been unable to secure funding.
- 1.7 Further to the report to Executive on 22nd October 2012, a lease was drawn up between the Council and Shirebrook Cricket Club and the Council has now assumed full ownership of the site having accepted a transfer of the land from Mr. Jack Hadfield, the last living representative of the original four Shirebrook Miners Welfare Trustees who were owners of the site.
- 1.8 However, due to a number of underlying issues, and despite a number of attempts to resolve these, the lease has not yet been signed by Shirebrook Cricket Club.
- 1.9 More recently, two particular issues have become potential 'deal breakers' in that, unless these are resolved, Shirebrook Cricket Club will not sign the lease. These are:
- The erection of fencing between the cricket pitch and the football pitch along with the re-instatement of a drainage channel between the football pitch and the cricket pitch
 - Repairs to the roof of the cabin used as a tea room, which has a leak above the kitchen area
- 1.10 Budget estimates and quotes have been obtained for the works these are:
- Fencing (1.8m palisade) plus 1 x 6m double gate and excavation of drainage channel, based on total length of 120m = approx. £7,300
 - Repair of roof of 'tea room' – 2 quotes, one for £1,960 and one for £2,060
- The total for both elements is circa £9,400, so a budget of £10,000 would be required to cover the works as requested.
- 1.11 Over the last 20 years a number of agreements for the management of the sports ground have been put in place, initially with Shirebrook Town Council (until 2002) and then with the users of the site (Shirebrook Cricket Club and Shirebrook Royal British Legion FC) (2005 to 2012).
- 1.12 The aim of these agreements has been to ensure that, as far as possible, the Recreation Ground is operated at no cost to the Authority. To this end the site has been managed by volunteers from both the cricket and football clubs for a number of years, with limited input from the Council. In exchange for the clubs' management of the site (which includes grass cutting, pre and post season works and maintenance of the fabric of the site, including fences and roadways) the recreation ground has been made available to the cricket and football clubs at no cost.

- 1.13 The Council's input since 2012 has been via a contribution of £5,000 per annum to cover the cost of providing skips, loam / seed / fertilizer for pre and post season works, ad-hoc equipment purchases, maintenance of cutting equipment and insurance of the ground and buildings.
- 1.14 Financial support for the management of the sports ground has tended to favour the cricket club rather than the football club, although over the last couple of years the football club has received some, limited, support.
- 1.15 In order to meet the needs and cover the costs of both the cricket and football clubs in maintaining Shirebrook Model Village Sports Ground to a good and improving standard the need for an increase in the budget has been identified to cover costs such as servicing of grounds maintenance machinery that have only previously been partially met from the existing budget.
- 1.16 It is suggested that an additional £5,000 per annum is allocated, giving a budget of £10,000 per annum for the whole site. This increase (from April 2016) will be largely funded through adjustments to existing Leisure budgets.
- 1.17 Despite this increase, continuing with the current arrangement is still seen as the most cost effective way of managing the Recreation Ground, despite the need for a regular financial contribution from the Council.
- 1.15 The management of the sports ground by volunteers offsets a number of costs that would otherwise need to be met by the Council. These include: staff costs for opening / closing the ground and setting up / taking down posts and nets, regular grounds maintenance costs for grass cutting / line marking / pre and post season works, ad-hoc maintenance and repairs and cleaning the pavilion.

2 Conclusions and Reasons for Recommendation

- 2.1 As the most recent management agreement expired in 2012 the need to replace this with formal leases to the cricket and football clubs is an urgent priority given the current management arrangements. It is proposed that the issues raised by the cricket club are resolved in order that, in the first instance, the lease between the Council and the cricket club can be signed and formal responsibility for the management of the site passes to them.
- 2.2 The works as proposed are considered to be reasonable given the nature of the cricket club's activities and future aspirations. Additional fencing would be required to secure the site and roof repairs are necessary to prolong the life of the existing cabins until they can be replaced with a new, purpose built, cricket pavilion.
- 2.2 An increase in the annual maintenance budget is also seen as reasonable given the ongoing commitment of both the cricket and football clubs in maintaining the sports ground. Over the last few years the existing budget has proved to be inadequate as it has been necessary to cancel, postpone or delay a number of elements of

grounds, building or equipment maintenance, servicing, repair or replacement due to limited funds.

3 Consultation and Equality Impact

- 3.1 Consultation has been carried out with the users of the sports ground and local elected members.

4 Alternative Options and Reasons for Rejection

- 4.1 As the lease has not been signed, the possibility of the Council resuming maintenance of the sports ground has been considered. However, the cost of in-house grounds maintenance would be significantly higher than the proposed maintenance contribution of £10,000 per annum from 2016/17, so continuing with the current arrangement is still seen as the most cost effective way of managing the site.

5 Implications

5.1 Finance and Risk Implications

The need for an additional £10,000 investment in Shirebrook Model Village Sports Ground has been identified. This will cover works identified by Shirebrook Cricket Club to enable them to continue operating a cricket ground that complies with the requirements of local cricket leagues (as would be necessary for any club using the ground) and to work towards realising their future aspiration of a purpose built cricket pavilion.

If approved, works will be procured and managed by the Council to ensure that works are cost effective and to the required specification and quality.

5.2 Legal Implications including Data Protection

Signing of the 25 year lease by Shirebrook Cricket Club will formalise both the club's use of the ground and responsibility for its future maintenance. A similar lease to Shirebrook Wanderers Football Club will also be necessary to formalise arrangements for the football pitch.

5.3 Human Resources Implications

None.

6 Recommendations

- 6.1 That a budget of £10,000 be allocated for the erection of fencing and gates and the repair of the roof of the tea room at Shirebrook Model Village Sports Ground with works to be procured and managed by Bolsover District Council.
- 6.2 That the maintenance budget for Shirebrook Model Village Sports Ground is increased to £10,000 per annum from April 2016, with the increase to be met from

existing Leisure budgets. This will be subject to review every three years or sooner if circumstances require.

- 6.3 That formal leases are drawn up with both Shirebrook Cricket Club and Shirebrook Wanderers Football Club as a matter of urgency. Should this not happen within 12 months of this resolution, the Council reserves the right to offer a lease to other potential users of the sports ground.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
District Wards Affected	Shirebrook South East
Links to Corporate Plan priorities or Policy Framework	

8 Document Information

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
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