

Bolsover District Council

Executive

25 April 2016

Items referred from Scrutiny Call In – Castle Leisure Park Options

Report of the Governance Manager

This report is public

Purpose of the Report

- To refer back to Executive for reconsideration a decision concerning Castle Park Leisure Options.

1 Report Details

- 1.1 Executive considered an item in private session at its meeting on 4 April 2016 concerning Castle Park Leisure Options and resolved:

To replace the existing ATP with a proprietary Multi-Use Games Area (MUGA) of a similar size that would be designed for casual use by the local community. As such, although this would not generate an income, it would be a more appropriate facility that would be available free of charge for use by local residents (particularly young people).

- 1.2 A copy of the minute from the Executive meeting is attached at **Appendix A**.
- 1.3 The decision was published on 11 April 2016 and called-in later that day by five signatories. No reason for the call-in was given.
- 1.4 The call-in was considered by the Healthy, Safe, Clean and Green Scrutiny Committee on 19 April 2016 who heard from the Portfolio Member, lead officer and call-in signatories before resolving that the matter be referred back to the Executive for the following reason:

To allow the Executive and Officers to consider the need for wider consultation with local residents and Members

- 1.5 Executive must now reconsider their decision from 4 April 2016, in light of the concerns raised by Scrutiny, and decide whether to:
- (a) Reaffirm the original decision from 4 April 2016 as set out in paragraph 1.1.
 - (b) Amend their decision.

- 1.6 The decision taken by Executive at this meeting is final. There is no further right to call-in.
- 1.7 A copy of the original report to Executive is attached at **Appendix B**.

2 Conclusions and Reasons for Recommendation

- 2.1 To present to Executive an item referred back from the Healthy, Safe, Clean and Green Scrutiny Committee.

3 Consultation and Equality Impact

- 3.1 N/A

4 Alternative Options and Reasons for Rejection

- 4.1 The options are set out in paragraph 1.5 of this report. It is for Executive to decide whether or not to reaffirm or amend their original decision.

5 Implications

None arising directly from this report.

6 Recommendations

- 6.1 That Executive reconsiders their decision from 4 April 2016, in light of the concerns raised by the Healthy, Safe, Clean and Green Scrutiny Committee, and decide whether to:

- (a) Reaffirm the original decision from 4 April as set out in paragraph 1.1; or
- (b) Amend their decision

before adopting a final decision.

7 Decision Information

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|--|---------------------|
| Is the decision a Key Decision? (A Key Decision is an executive decision 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) | Yes |
| District Wards Affected | See original report |
| Links to Corporate Plan priorities or Policy Framework | See original report |

8 Document Information

| Appendix No | Title |
|--|------------------------------|
| A | Minute extract, 4 April 2016 |
| 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) | |
| None | |
| Report Author | Contact Number |
| M Kane | 7753 |

Report Reference –

Minute Extract from Executive – 4th April 2016

**PROV13. EXEMPT – PARAGRAPH 3
CASTLE LEISURE PARK OPTIONS**

Executive considered a report of the Assistant Director – Leisure which advised of the current situation at Castle Leisure Park, including issues and opportunities, and sought agreement of the future direction and course of action for the site and the mix of activities.

Moved by Councillor M Dooley and seconded by Councillor A Syrett.

RESOLVED that Executive agree to replace the existing ATP with a proprietary multi-use games area (MUGA) of a similar size that would be designed for casual use by the local community. As such, although this would not generate an income, it would be a more appropriate facility that would be available free of charge for use by local residents (particularly young people).

REASON FOR DECISION: The facilities were generally old and were in need of investment and modernisation to meet current standards and user expectations.

OTHER OPTIONS CONSIDERED:

- (1) To undertake repairs using identified funds, however, this was rejected due to the likely re-occurrence of vandalism and level of investment at risk.
- (2) Terminate the existing lease and explore disposal options or alternative use of the Bolsover District Council land, however, this was rejected to avoid loss of the current community facilities.

(Assistant Director – Leisure)

Bolsover District Council

Executive

4 April 2016

Castle Leisure Park Options

Report of the Joint Assistant Director - Leisure

This report is not for publication under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972

Purpose of the Report

- To consider the current situation at the Castle Leisure Park site including issues and opportunities, and to agree the future direction and course of action for the site and the mix of activities.

1 Report Details

1.1 Background

A Draft Leisure Facilities Strategy – ‘Towards a Sustainable Future’ has been developed which gave the Council an understanding of the current and future supply, demand and need for facilities within the District.

Castle Leisure Park is one of the facilities within the document, the site currently consists of a cricket pitch, pavilion, tea room, mower store and scoreboard, 2 grassed football pitches with 4 team changing facility, floodlit 5 –a-side artificial turf pitch (ATP), 2 bowling greens with pavilion / refreshment facilities and toilet block.

The site has split ownership between the District Council and an area that is leased by the Council but owned by Welbeck Estates (see appendix A). The central area that contains the football changing rooms, grass pitches, ATP and one of the bowls greens is owned by Welbeck Estates and the remainder by Bolsover District Council.

Castle Leisure Park is currently managed by Bolsover District Council Leisure Services who staff the site around bookings for the cricket and football facilities. The bowls facilities however have a more autonomous arrangement where the two clubs effectively ‘key hold’ and manage the day to day running of the facilities with the Council’s grounds maintenance team maintaining the bowling greens.

1.2 Recent History

The site once had a dedicated grounds man / caretaker who would have a daily presence to undertake grounds maintenance, litter pick and undertake minor repair works whilst providing a deterrent to anti social behaviour. However as a result of budget pressures and efficiency drives this arrangement has not been in place for over 10 years.

Since then the site only has a staff presence on an ad-hoc basis when grounds maintenance teams are working at the site or when Leisure Services provide staffing around bookings for the ATP and grass pitches.

The reduced presence and semi-remote locality of the grounds and facilities has resulted in high levels of vandalism and theft from the site including, but not limited to;

- Theft of pipe work from the buildings
- Theft of hot water cylinder – on two occasions
- Break ins through the external wall causing serious damage
- Fires set on ATP artificial pitch surface and fencing
- Large sections of ATP surface cut away and stolen
- 5-a-side fencing vandalised
- Cricket pavilion vandalised
- Littering of the site caused by anti social behaviour

The site has a throughput / usage figure of approximately 8,500 visits per year which includes all sports.

There has not been a cricket team from Bolsover using the facilities for a number of years now, Glapwell and Clowne 3rd teams are the only users of the cricket facilities.

The two grass football pitches are currently used by three clubs on Sundays, the clubs are all Brimington (Chesterfield) based, with no demand from any Bolsover based clubs at present. The ATP was booked and utilised primarily during evenings from 6pm – 9pm, but rarely at weekends. However, following repeated vandalism the ATP was taken out of use in 2015. Since then, the teams that had been using this facility have either stopped playing or have moved to another facility – we have had only a handful of bookings enquiries in the early weeks following the vandalism and no enquiries at all in the past few months. This is likely to indicate that the previous demand has been met elsewhere, officers are of the opinion that that very few bookings for this facility came from local residents in recent years.

[The demand for this facility has dropped since the recent full size ATP pitch was developed at Bolsover School which is open for public to book].

Bowls on the other hand has experienced growth since the neighbouring greens at Hornscliff Park and Clowne Miners Welfare were closed and the two resident clubs are well attended. The presence of the bowlers during the summer months and bowling season does offer some deterrent to antisocial behaviour and criminal activity for the area surrounding the greens, as a result less damage and vandalism is occurs in this area.

1.3 Current Situation

In the football changing pavilion there are no showers currently due to the latest theft of the hot water cylinder. Whilst the grass games have continued to play, the ATP surface has been damaged too severely to allow games to be played.

The cricket pavilion has been declared dangerous due to dry rot, therefore there will be no cricket teams being allowed to use the cricket pavilion/changing facilities. As there are two teams that use the cricket pitch on a semi-regular basis, a temporary changing facility has been installed during 2015 to allow the pitch to be used whilst the pavilion is out of use.

Bowls is being played as usual.

Overall, there is an extensive list of repairs/ works that, in many cases urgently, need to be undertaken to allow the facility to continue to operate to a reasonable standard.

There is an allocation within the Asset Management Plan to rectify some of the more standard maintenance issues – some of this work is underway and will be complete by the end of March 2016.

There are however more substantial repairs required for the ATP, cricket pavilion and football changing facilities. There are currently funds available via S106 and insurance settlement (yet to be confirmed) which could be utilised to address these repairs. However, the likelihood of a reoccurrence of the ASB/vandalism is high due to the nature and location of the facility.

1.4 Options for Consideration

- a) Undertake repairs using asset management funds, S106 and potential insurance settlement and continue to operate all the facilities as the Council currently does with the risk of future re-occurrence of ASB and vandalism being understood.
- b) Undertake repairs to changing rooms and pavilion, however rather than replacing the ATP carpet, replace the existing ATP with a tarmac surfaced Multi-Use Games Area (MUGA) of a similar size that would be designed for casual use by the local community. As such, this would not generate an income, but would be available free of charge for use by local residents (particularly young people).
- c) Terminate the existing lease with Welbeck Estates in line with the existing lease particulars and clauses which may incur costs to bring the facilities up to a standard expected upon termination or expiration of the lease agreement. This would allow BDC to explore the disposal options or alternative use of the BDC land.

2 Conclusions and Reasons for Recommendation

- 2.1 The facilities are generally old and in need of investment and modernisation to meet current standards and user expectations.

- 2.2 The current facility mix, coupled with projected income and usage levels are not sufficient to justify staffing the facility other than to service bookings. Therefore even following investment, to continue to operate in line with the current arrangements would in all likelihood mean a reoccurrence of the current issues of vandalism and theft.
- 2.3 By changing the facility mix to include the tarmac surfaced Multi-Use Games Area (MUGA) of a similar size to the existing ATP, rather than replacing the ATP carpet and fence, we would significantly reduce the risk of future vandalism. This type of facility are designed to withstand much more 'wear and tear' and are much more difficult to damage due to their construction materials.
- 2.4 Although the previous income stream associated with the ATP would be lost, so too would the casual staffing cost which is roughly equivalent to the cost of staffing. In addition, use of the football changing facilities would not be required during the weekdays reducing utilities costs by around 50%.
- 2.5 As the demand for the ATP appears to have been met from elsewhere since its untimely closure and that the previous usage was predominantly, if not entirely, made up of those not living within the immediate community, replacing the ATP with a 'free to use' MUGA would benefit the local community – particularly youngsters, much more.
- 2.6 The repairs to the changing facilities, cricket pavilion and the replacement of the ATP with the tarmac surfaced Multi-Use Games Area (MUGA) would compliment and add value to other initiatives within that local community including the HLF (heritage lottery funding) directed at properties directly adjacent to the site.

3 Consultation and Equality Impact

- 3.1 Consultation – none at this stage.
- 3.2 EIA not complete at this stage.

4 Alternative Options and Reasons for Rejection

- a) Undertake repairs using asset management funds, S106 and potential insurance settlement and continue to operate all the facilities as we currently do with the risk of future re-occurrence being understood. – **rejected due to likely re-occurrence and level of investment at risk**
- c) Terminate the existing lease with Welbeck Estates and explore the disposal options or alternative use of the BDC land. – **Rejected** – To avoid loss of current community facilities.

5 Implications

5.1 Finance and Risk Implications

5.1.1 Current Budget

- Staffing - £6,000
- Utilities - £10,000

- Repairs and Maintenance - £4,000
- Rent/lease - £500
- Rates - £2000
- GM £12,000

- Total exp. £34,500

- Total inc. £9,800

Net position - **£24,700 cost to operate**

5.1.2 Projected budget

- Staffing - £2,000*
- Utilities - £4,000
- Maintenance - £2,000
- Rent/Lease - £500
- Rates - £2,000
- GM - £12,000

- Total exp. - £22,500

- Total income - £6,200**

Net position - **£16,300 cost to operate**

* based on approx. 4 hours per week (40 weeks) to open / close pavilion

** based on 4 matches / week (40 weeks) @ £32.00 per pitch, plus rental income of £1,090 from two bowls clubs for use of the bowls pitches.

5.1.2 Projected improvement costs

- **Essential works**

- Conversion of ATP to MUGA – approx £40,000 (cost of fencing / repairs to tarmac surface as necessary)
- Dry rot treatment in cricket pavilion - approx £27,000
- Reinstate hot water to football changing rooms - £3,104.00

Total = approx. £70,000

- Desirable works

- Asset management Plan identified works – Below I have listed a breakdown of the spend identified by the surveyor we employed to undertake condition surveys of all of our properties. This has led to the production of a new asset management plan which identifies what money needs to be spent over an initial five year period to bring the properties up to a reasonable state of repair:

Football Pavilion: £20,386.48

Bowls Pavilion: £3,335.12
 Toilet Block: £5,243.40
 Cricket Pavilion: £15,480.00 *This does not include for remedial repairs required to remove the dry rot
 Tea Room: £5,474.36

Total = **£49,919.36**

Please note that all of the above figures are estimates only.

The above do not include for prelims so any additional costs would need to be factored in per item where applicable.

Please also note that the asset management plan is for works identified to bring our existing stock of properties up to a reasonable state of repair. Any other “aspirational” works will fall outside of the plan and would have to be funded from other capital funding.

5.1.3 Available funds

- S106 - £71,000
- Asset Management Plan

5.2 Legal Implications including Data Protection

5.2.1 Unknown at this stage.

5.3 Human Resources Implications

5.3.1 There are no regular staffing hours associated with the operation of this facility, however ad-hoc casual staffing hours would become very limited with the removal of the ATP facility.

6 Recommendations

6.1 To replace the existing ATP with a proprietary Multi-Use Games Area (MUGA) of a similar size that would be designed for casual use by the local community. As such, although this would not generate an income, it would be a more appropriate facility that would be available free of charge for use by local residents (particularly young people).

7 Decision Information

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|--|-----------------------------------|
| 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) | Yes |
| District Wards Affected | All, but primarily Bolsover West. |

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|---|--|
| Links to Corporate Plan priorities or Policy Framework | |
|---|--|

8 Document Information

| Appendix No | Title |
|--|-----------------------|
| N/A | |
| 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) | |
| N/A | |
| Report Authors | Contact Number |
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Report Reference –