

Key Decision: No

Report No. COMM1708

NEW SPORTS PAVILION - IVY ROAD PLAYING FIELDS, NORTH TOWN

Summary and Recommendations

The Council is seeking to provide a new sports pavilion on the Ivy Road Playing Fields, to be leased, to the Aldershot Boys and Girls Football Club.

First Wessex as part of the stage 1 section 106 agreement for the North Town redevelopment are required to provide a community facility. Given the lack of demand, they intend to seek approval from the Development Management Committee to vary the agreement, which would include providing both capital and revenue, to support the extension of the sports pavilion to provide additional community space. If this is approved the above lease with the football club will include securing a minimum of 20 hours community use each week.

Cabinet to approve this project in principle, with funding to be shown in a future capital programme and to delegate power to :

- the Head of Community and Environmental Services to apply for planning permission to build a new sports pavilion with a community room on the Ivy Road Playing Fields in North Town.
- the Solicitor to the Council to agree the terms of a lease on a full repairing and insuring basis with a nominal rent, to include a requirement for 20 hours community use per week and a break clause exercisable by the council on 12 months' notice, with the Aldershot Town Boys and Girls Football Club for the new facility. This would be subject to a Deed of Variation having been completed releasing First Wessex from its obligations under the North Town estate regeneration stage 1 section 106 agreement and to First Wessex meeting the council's reasonable legal and estates costs in connection with the deed of release and the new lease.

1. Introduction

- 1.1. This paper seeks approval in principle to build a new sports pavilion on the Ivy Road Playing Fields and to agree a full repairing lease with the Aldershot Boys and Girls Football Club once the facility is built. This to include securing a minimum of 20 hours community use each week.

- 1.2. In order to do this, approval is sought to apply for planning permission to build the sports pavilion. First Wessex then need to secure a release from their planning obligations under the Stage 1 section 106 agreement, which is a matter for the Council's planning committee to consider.
- 1.3. The Ivy Road Playing Fields consist of a small car park, temporary changing unit that is at the end of its life, multi-use games area, playground and 4 mini/junior football pitches used by Aldershot Town Boys and Girls Football Club.
- 1.4. The Council is seeking to provide a new sports changing pavilion to replace the dilapidated temporary changing unit. This will include two changing rooms, two officials' rooms, kitchen, toilets and a community space for the club (plan attached).
- 1.5. The Aldershot Boys and Girls Football Club were established in 1984 and are a not for profit organisation and Football Association Charter Standard club. They have 20 teams with 250 players ranging from under 7 years to under 15 year olds of which five are all girls' teams. They also run a Tiny Kickers programme for 3 to 5 year olds. The club are supported by 9 committee members, 20 coaches and 40 volunteers.
- 1.6. Due to the lack of changing rooms, they are only able to run their under 10 year old matches at the Ivy Road Playing Fields. The Club have agreed to accept a full repairing lease on the pavilion, the provision of which will allow the older age groups to also enjoy the facilities.

2. North Town Redevelopment

- 2.1 First Wessex as part of their North Town redevelopment section 106 agreement is required to provide a new community space (255 sqm) on the site. However since 2009 when they obtained planning consent the use of the current Community Base in North Town (85sqm) which is available 74 hours a week, has continued to decline and is only now used for around 8 hours a week and costs £9k pa to run.
- 2.2 In 2011, First Wessex wrote to all local sports and social clubs as well as other groups to try to increase usage, but unfortunately received no additional interest in using the Community Base. Currently only the North Town youth group and clothing exchange use the main room at the Base, with other groups requiring an occasional meeting room. A number are already using the community space at the nearby St Augustine Church.
- 2.3 Given the lack of demand for community space and the high capital and revenue costs of providing and running a new building, First Wessex believe that the element of the Stage 1 section 106 agreement which requires them to provide 255 sqm of new community space no longer serves a useful purpose.

- 2.4 They will seek approval from the council, through an application to the Development Management Committee, to vary the agreement to remove the obligation to provide the Community facility in the North Town redevelopment. This to be replaced with an obligation to provide a meeting room in part of Alma House on the North Town redevelopment. It would also include providing both capital and revenue funding to support an extension of the community space, in the sports pavilion at the Ivy Road Playing Fields, by increasing it from the proposed 60 sqm to a larger 90 sqm space.
- 2.5 Whilst not an issue for cabinet it should be noted that the Development Management Committee will need to be satisfied that the variation will conform to the requirements of policy CP10 Infrastructure Provision (Core Strategy) particularly criterion f, which states, there is no loss or reduction in capacity or existing infrastructure, including community facilities. These will be protected unless:
- 2.5.1. It can be proven that there is no longer term need for the facility, either for its original purpose or for another facility that meets the needs of the community, or
- 2.5.2. It is to be reprovided elsewhere to the satisfaction of the Council
- 2.6 Subject to information to demonstrate compliance with this policy and appropriate replacement obligations, it is anticipated that there should be no policy objection to the proposal and First Wessex has agreed to consult with the residents on the North Town redevelopment to ensure there is support for the proposal.
- 2.7 Within any lease the Aldershot Girls and Boys Football Club would be required to ensure a minimum of 20 hours community access each week to the pavilion for groups including the youth club and clothing exchange. The club would retain any income to offset against the outgoings of running the facility and are keen to support this proposal, which will enable them to expand, provide a better value service to the children and ensure their sustainability. The lease will include a break clause to guard against any future failure to maintain the building in accordance with their repairing obligations.
- 2.8 The Ward Councillors recognise the lack of demand for additional community space and that the area allocated for this within the flatted development could be better used. They are therefore supportive of the proposal, subject to the council ensuring the provision of a meeting room in Alma house and the additional space at the new pavilion for use by the local community, which is secure and well lit.

- 2.9 The final size of the new pavilion would be determined by the outcome of First Wessex seeking to vary the section 106 agreement for the community space on the North Town redevelopment.

3. Legal Implications

- 3.1 It is proposed that the lease is for six years. If the lease were for a term longer than seven years then it would qualify as a disposal of open space under the Local Government Act 1972 s.123. This would mean that the proposal to lease the land would need to be advertised and any responses given due consideration in line with the statutory requirements.

4 Financial Implications

- 4.1 The overall capital cost of the pavilion and associated parking is around £500k. This would be funded through section S106 (£320k), Football Foundation (£100k, to be secured) and First Wessex (£80k). There is currently £150k set aside in section 106 for this project, which will be supplemented by, a further section 106 contribution linked to phase 2 of the North Town redevelopment. Subject to the above funds being secured the build could be included in the 2018/19 capital programme.
- 4.2 The club will take a full repairing lease and pay for services, which with a nominal rent; the running costs will be around £7k pa. As well as the £80k capital contribution above, First Wessex will provide a commuted sum of £70k to the Council. It is proposed that the Council use this sum to pay the club a yearly sum of £3,500 for a 20-year period, to support the running costs of the facility. The remainder of the running costs will be secured by the club from hiring's, club fees and other fund raising initiatives. The club will be required to submit a management plan to the council for approval under the terms of the lease and this will require a sinking fund to be set up so that the club are able to meet ongoing repairs and maintenance costs for the building.

5 Recommendations

- 5.1 Cabinet to approve this project in principle and delegate power to:
- 5.1.1 The Head of Community and Environmental Services to apply for planning permission to build a new sports pavilion with a community room on the Ivy Road Playing Fields in North Town.
- 5.1.2 The Solicitor to the Council to agree a six year lease (contracted out under the Landlord and Tenant Act) on a full repairing and insuring basis, subject to a Deed of Variation having been completed releasing First Wessex from its obligations under the Stage 1 section 106 agreement. This lease to include a requirement for 20 hours community use per week (to be secured by a user agreement between the Council and the club) and a break clause exercisable by the council on 12 months' notice, with the Aldershot Town Boys and Girls Football Club for the new facility. First Wessex to also meet the council's reasonable

legal and estates costs in connection with the lease, the user agreement and the deed of variation.

- 5.1.3 The Solicitor to the Council to extend the length of the term of the lease in the event that to secure any grant funding requires a lease of more than six years. This to include advertising the disposal of the public open space under section 123 LGA and to consider any objections to the disposal in consultation with the cabinet member for Corporate Services.

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Further Contact

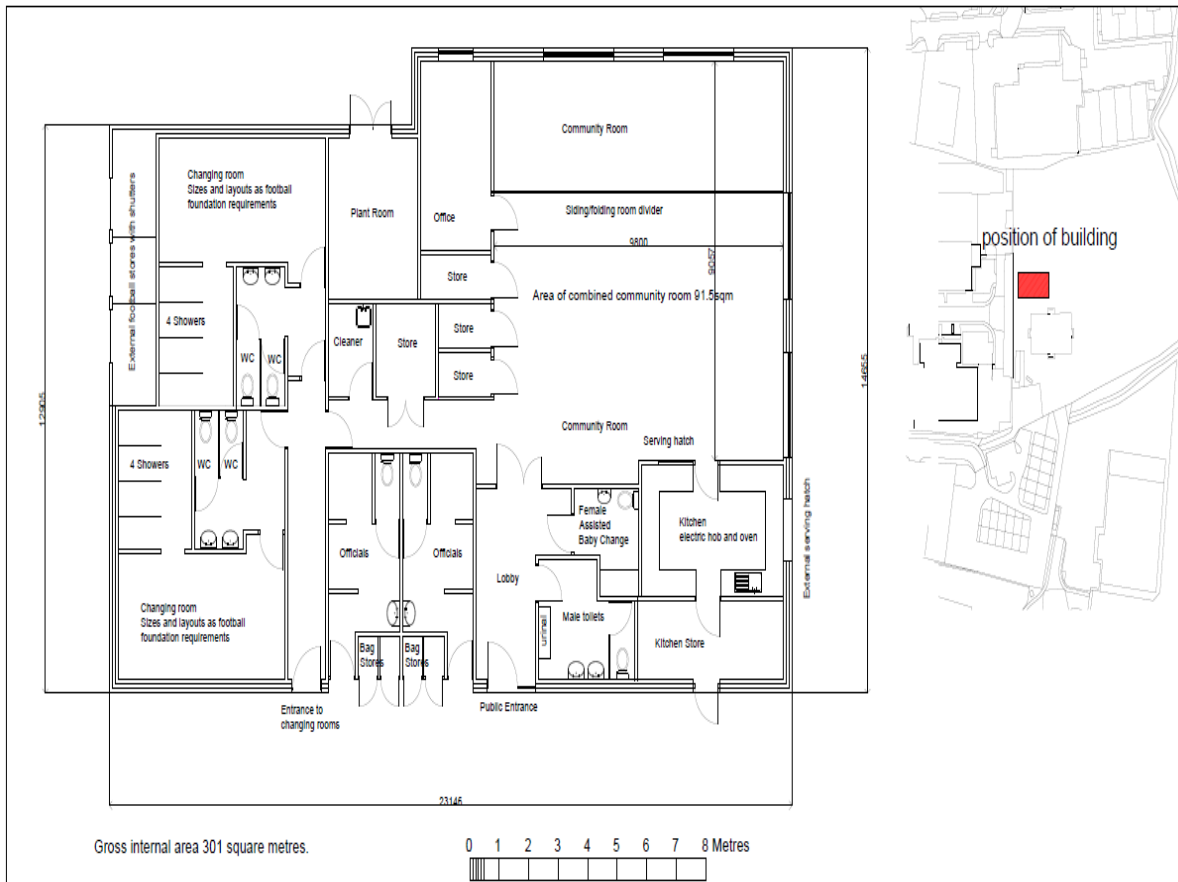
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BACKGROUND DOCUMENTS:

North Town redevelopment section 106 agreement

Draft floor plan and position of new pavilion.



Revised Draft layout for football/community room
 at Playing Fields off
 Ivy Road, Aldershot
 July 2016 Scale 1 / 100 @ A3