

**MATTER WHICH THE CHAIRMAN HAS DECIDED IS URGENT  
BY REASON OF THE NEED TO REDUCE DISRUPTION TO THE  
PLAYING OF HIGHER WELSH LEAGUE FOOTBALL AT JENNER  
PARK**

**The Vale of Glamorgan Council**

**Cabinet Meeting: 11 May, 2015**

**Report of the Cabinet Member for Visible Services and Leisure**

**Jenner Park Stadium - 3G Pitch Projects and Future  
Management Arrangements**

**Purpose of the Report**

1. To seek the approval of Cabinet to progress the construction of 3rd Generation (3G) synthetic pitches at Jenner Park and the Colcot Sports Centre, Barry, and to agree arrangements for the future management of these facilities.

**Recommendations**

1. That, subject to the satisfactory outcome of a land drainage study, Cabinet agrees to the construction of a 3G synthetic pitch at Jenner Park Stadium.
2. That, subject to planning permission, the satisfactory outcome of a local drainage study and consideration of any objections received to the notice seeking disposal of any land deemed to be public open space (if appropriate), Cabinet agrees to the construction of 4 No. 5 'A side' pitches at Colcot Sports Centre, Barry.
3. That authority be granted to submit a planning application for the creation of 4 No. 5 'A side' pitches at Colcot Sports Centre.
4. That standing orders and financial regulations be waived to permit the appointment of Geo Turf Consultants for the design, procurement and contract management for the construction of 1 No. full size 3G pitch at Jenner Park and 4 No. 5 'A side' pitches at Colcot Sports Centre.
5. That delegated authority be granted to the Director of Visible Services and Housing, in consultation with the Leader and the Cabinet Member for Visible and Leisure Services, to negotiate a variation to the current leisure contract with Parkwood Leisure, to include the operation and management of all facilities at Jenner Park, and the new 5 'A side' facilities at Colcot Sports Centre.

6. That a further report is provided to Cabinet on conclusion of negotiations with Parkwood Leisure to enable agreement of the details of the Leisure Contract variation to include Jenner Park and the new facilities at Colcot Sports Centre.
7. That authority is granted to advertise all relevant land for disposal.
8. That Cabinet agree the select tender list of suitably qualified and experienced 3G installation contractors, detailed at Appendix G to this report.
9. That a further report is provided to Cabinet later this year detailing plans to improve the changing rooms and clubhouse buildings at Jenner Park.
10. That an additional sum of £100k is made available from Visible Services reserves towards the completion of the 3G projects.
11. That in respect of recommendations 1, 4 and 8, use of article 13.09 of the Council's Constitution (urgent decision procedure) be authorised to enable construction of the 3G pitch at Jenner Park to commence as soon as possible.
12. That the Director of Visible Services and Housing be authorised to apply and accept a grant from the Football Association of Wales Trust to assist in the installation costs of a 3G pitch at Jenner Park.

## **Reasons for the Recommendations**

1. To provide the necessary authority to change the current grass pitch surface at Jenner Park to a 3G surface.
2. To provide the necessary authority to construct 4 No. 5 'A side' pitches at the Colcot Sports Centre, subject to a satisfactory study, planning permission being obtained and the outcome of any notification.
3. To permit a planning application to be submitted.
4. To enable the prompt appointment of the most appropriate consultant to progress the construction of high quality cost effective 3G facilities at both Jenner Park and the Colcot Sports Centre.
5. To allow detailed negotiations to progress with Parkwood Leisure in a prompt manner.
6. To permit a variation to the current Leisure contract with Parkwood Leisure to be agreed on conclusion of the officer negotiations.
7. To comply with the relevant legislation appertaining to public land.
8. To agree a specific list of suitable 3G construction contractors.
9. To permit Cabinet to take decisions on improvements to the Jenner Park changing rooms and clubhouse building should funding become available.
10. To provide for an element of additional funding, should this be required, to avoid any undue delays in the construction of the 3G facilities.
11. To assist in enabling the prompt construction of the Jenner Park 3G surface.
12. To seek additional external funding for this project.

## **Background**

2. Cabinet considered reports concerning the possible introduction of a 3G playing surface, future management arrangements and car parking provisions at Jenner

Park, at its meetings of 16th June 2014 and 13th April 2015. (Minutes C2357 and C2735 refer).

3. The report of 13th April 2015 detailed the on-going work required to enable Cabinet to take better informed decisions on the way forward for both the pitch surface and the future Stadium management arrangements.
4. This report details the current position with this outstanding work and proposes a way forward for the pitch and Stadium. The report also proposes a suitable location for the construction of 4 No. 3G 5 'A side' pitches which will be used to both increase all weather football provision and offset future operational costs at Jenner Park.
5. There is a reasonably short window to progress construction of a full sized 3G pitch at Jenner Park to limit the impact of works on the playing of football by both Rhoose AFC and Barry Town United, hence the request for use of the urgent decision procedure and the waiving of standing orders and financial regulations for the appointment of a 3G design and management consultant.
6. The requirements of current licence holders at Jenner Park will be a consideration in any future pitch and stadium arrangements. However, as with the previous report, Cabinet is reminded that the main reason for the feasibility study was to reduce the ongoing revenue costs for the Stadium whilst also providing a more reliable playing surface which has greater accessibility than the current surface which is laid to grass. It has also been pointed out that any increased stadium use would have a positive impact on the options for the future management of the currently vacant clubhouse and associated buildings and that this could provide greater sporting and social opportunities for the local area.
7. Any improvements in facilities at the Colcot Sports Centre in Barry, Barry's operation centre for local football, whilst not a consideration of either the scope of the Jenner Park feasibility study or the previous report to Cabinet, would be desirable. As a certain level of 3G 5 'A side' provision is necessary to help fund the operational costs of a 11 A side' (full size) pitch, and investigations since the previous Cabinet have shown a greater risk in installing such pitches at Jenner Park, the Colcot Sports Centre is now proposed as the most appropriate alternative location.

## **Relevant Issues and Options**

8. The Cabinet report of 13th April 2015 detailed the full feasibility study commissioned via independent consultants to assess the viability of a 3G pitch at Jenner Park. The executive summary of the feasibility study report outlines a number of suggested next steps and Cabinet resolved progression of the following:
  - (i) "Discussions with Parkwood Leisure reference Colcot and formal consideration of Jenner Park options - business case for club house and 3G alongside other development opportunities on site to maximise income and impact."
9. A meeting involving senior officers of the Council and Parkwood Leisure officials took place on 22nd April 2015. As a consequence of this meeting Parkwood Leisure has now formally registered its interest in negotiating a variation to the current leisure contract to include Jenner Park Stadium, with 3G playing facilities. A copy of the letter received from Parkwood Leisure indicating their interest is attached at Appendix A. Since the date of this letter Parkwood has also indicated that they would be prepared to negotiate any such variation as a 'package' across both the Jenner Park and Colcot Sports Centre sites.

10. As the full details and terms of any contract variation are likely to take some time to conclude, it is proposed that negotiations be delegated to officers, in consultation with the relevant elected members, and that this delegation be aimed at achieving year on year savings based on the projected running costs of both the Stadium, with the pitch laid to grass, and the new facilities at the Colcot. The final terms and conditions of the contract variation would be subject to agreement by Cabinet later in the year. In addition to the conclusion of discussions with Parkwood Leisure, the 13th April 2015 Cabinet report advised of a number of other outstanding tasks. These tasks and their implications will now be considered in more detail.
11. A Drainage Survey - The current Jenner Park pitch features an undersoil drainage system, though over recent years this has proved to be problematic. As one of the reasons for installing a 3G surface is to increase the reliability of the playing surface, a fully functioning, reliable drainage system is essential. At the time of writing, a drainage survey of Jenner Park is close to completion. This will establish whether there is sufficient porosity in the surrounding ground areas to drain the pitch. The full outcome of this survey is expected in May 2015, though initial indications suggest that a successful 'soak away' system could be created within the current pitch footprint at a cost of circa £15k. Construction would only be progressed if the final survey outcome concluded that an appropriate drainage system could indeed be constructed.
12. As the drainage solution appears to lie within the existing pitch footprint it is not envisaged that planning permission will be required. However if this proves not to be the case, any pitch construction may have to be delayed until such time as all relevant permissions are in place.
13. A drainage survey would be required at the Colcot Sports centre as the location proposed for the pitches, which will be detailed later in this report, is at a low point on the field and does suffer from certain standing water issues. It is estimated that this study and any resulting works could cost in the region of £25k. The final costs of any drainage works which may be required will only be known when the survey is complete and this figure could be slightly higher or lower.
14. A Lighting Survey - A budget figure of £4k has been received to undertake a lighting survey and to design a LED lighting system for the Stadium, which could cost in the region of £200k to install. The long 'pay back' period for such an investment (12 years +) means that this is not considered to be a viable option at this time. The current lighting system for the main pitch has 2 Modes of operation, full lighting (22 lamps per column) and part lighting (5 lamps per column). The running costs of this per hour are £29.66 and £7.53 respectively. This compares to £6.74 and £1.71 for a comparable LED system. These costs will have to be factored in to the running costs of the main Jenner Park pitch and charged back to users, as is currently the case. Any 5 'A Side' pitches would be independently lit via smaller LED lighting units, which are accounted for in the budget price for these pitches to be detailed later. It is therefore suggested at this stage that the flood lighting for the main pitch at Jenner Park is retained and its operating costs kept under review.
15. A Review of Possible Grant Funding - Officers attended a positive meeting with officials of Sport Wales and the Football Association of Wales (FAW) trust on 20th March 2015, to consider the availability of grant funding for installing 3G facilities at Jenner Park. As a consequence of this meeting an application for grant funding will be submitted during May 2015. Funding of up to £100k could be available and, if successful, this could be put towards the 3G construction costs at Jenner Park. The outcome of this grant application should be known this summer.

16. An Estimate of Construction Costs - Dependent on the 3G shock pad specification a budget price for the construction of the full size 3G pitch is £418k to £573k, the larger cost being for a deeper shock pad layer to permit the use of the pitch for rugby. Barry Rugby Club was consulted as part of the feasibility study and the club indicated no desire to utilise artificial turf facilities at Jenner Park for the playing of rugby. Also due to problems with pitch marking clashes and the larger pitch dimensions for rugby when compared to football, it is proposed not to install the rugby shock pad layer which will reduce construction costs to around the lower figure. The Council's planning division has indicated that a change in the main pitch playing surface to 3G would be classed as permitted development.
17. The resource profiles shown later in this report highlight the importance of the 5 'A Side' pitches proposed to the overall income and costs for all 3G facilities across both sites. Whilst converting the main pitch at Jenner Park to a 3G surface could reduce operating costs and allow for increased use for both 11 a side and smaller side football matches, on its own it will not maximise the income that could be available from the playing of football on 3G surfaces in Barry.
18. An estimate has been received for the installation of 3G 5 'A Side' pitches at £80k per pitch. This figure is inclusive of lighting and a plan showing the initial proposed location of the pitches at Jenner Park is attached at Appendices B and C. The 5 'A Side' pitch in the far left of the plan currently exists as a hard standing playing area and small car park. The Council's planning division has indicated that a change in the playing surface at this location to 1 No. 3G pitch would be classed as permitted development. However planning permission would be required for the other two pitches indicated. The total cost of these pitches would be circa £240k.
19. Parkwood has indicated that 4 No. 5 'A side' pitches is more of an optimum number for realising a higher level of income. This is due to their proposed use for adult and youth leagues where multiple games are played at the same time, with teams moving from pitch to pitch. This cannot be achieved at Jenner Park due to the limited space requirements. Also the two pitches that do require planning permission are located very close to houses in Devon Avenue and obtaining planning permission for these pitches to operate up to a time late in the evening would prove challenging. The pitches are also some considerable distance from the clubhouse / changing facilities at Jenner Park.
20. Another issue of concern is the fact that these pitches would be too remote from larger secondary schools which could contribute significantly to their day-time use. It is therefore suggested that the risks of installing 3G 5 'A side' pitches at Jenner Park are greater than if such pitches could be installed at an alternative location, where 4 could be located within walking distance of our larger school sites.
21. The most obvious alternative location for such pitches in Barry would be the Colcot Sports Centre. This local football hub already features an 'astro' turf pitch (suitable for hockey and football) and sports hall operated by Parkwood Leisure and has ample parking and changing arrangements. It is also likely to be more suitable in planning terms and is close to two major secondary schools. In addition Cabinet will be aware of recent criticism expressed by officials and parents of children involved in the mini football section of the Vale of Glamorgan League, concerning the Council's role in the support of 'grass roots' football. Whilst this criticism is not accepted, as any 3G football offer resulting from the Jenner Park feasibility study would have been open to all age groups regardless of location, siting the pitches at the Colcot Sports Centre should assist in allaying some of the fears that have been expressed.

22. A plan showing the indicative locations of the 4 No. 5 'A side' pitches at the Colcot Sports Centre is attached at Appendix D and a budget figure for construction is £320k. A drainage survey and planning permission will be required prior to full design and construction and this will form part of the Consultant's Design and Management brief which will be detailed later in this report.
23. The surface at the original Colcot all-weather pitch will also require replacing in the future as the original life for this surface was estimated at 10 years. The life of the pitch has been considerably extended due to the excellent care and attention the pitch has received. The proposed pitch at Jenner Park and the new 5-a-side pitches at the Sports Centre should assist in providing funds for the replacement surface. No decision has been made on the new surface for the original pitch but dependant on the success of the Jenner 3G pitch, and the scope to look at the overall provision of full size all weather pitches in the Vale of Glamorgan as part of the School Transformation project, consideration could be given to changing this pitch to 3G if alternative locations can provide suitable hockey facilities. A further report will be required to detail these options.
24. In order for the main 3G pitch to be constructed at Jenner Park with the minimum disruption to the playing of higher league Welsh football, construction must commence this summer. To best permit this, Cabinet is requested to waive standing orders and financial regulations to permit the appointment of Geo Turf Consulting as a design and management consultant. Geo Turf provided the technical input to the recent feasibility report and has already carried out survey work and site investigations at Jenner Park. Geo Turf is therefore best placed to undertake design and tendering due to their detailed knowledge of the site and development issues and they can also utilise previous survey work in the design process which is cost effective and avoids duplication. This consultancy is an advisor to the FAW on the specification of 3G pitches and is based in the Vale of Glamorgan, which reduces travel costs and other overheads. It is proposed that their commission relates to both Jenner Park and the Colcot Sports Centre in order to achieve maximum economies on procurement and site supervision. Geo Turf has previously provided a fee proposal for the design and management of 1 full sized 3G pitch at Jenner Park and 1 No. 5 'A side' pitch, at the same location, in the sum of £14k and this is attached at Appendix E. An amended quotation for the pitch installations as proposed is awaited and Cabinet is requested to waive standing orders and financial regulations to permit a contract award up to a value of £25k, which is considered by officers to represent good value.
25. As advised, Geo Turf's commission will involve the construction of 1 full size 3G pitch at Jenner Park and 4 No. 5 'A side' pitches at Colcot Sports Centre. Geo Turf has produced a draft project plan for the construction of the Jenner Park pitch (as this is the one that is most time critical) and this is attached at Appendix F. A project plan for the pitches at the Colcot Sports Centre is being developed but this will obviously be subject to receiving all relevant permissions. Even in light of this, it is envisaged that these pitches could be constructed this calendar year.
26. In addition to agreeing the appointment of a design and management consultant, Cabinet is requested to agree a select tender list for the construction of the pitches. The tender list, which is attached at Appendix G, contains details of the companies proposed and the locations of their 3G pitch installations.
27. Disruption of the stadium during the construction period will require all current stadium bookings to be cancelled. For schools' athletics, alternative facilities will be made available at various parks and open spaces throughout the Vale area at no

additional cost. All other users will be advised in writing of the unavailability of the Stadium during the construction period and a pro-rata rebate will be issued to those current licence holders who pay an annual fee. Rhose AFC and Barry Town Utd AFC will have to make arrangements with their respective leagues to delay the playing of home games until such times as the main pitch 3G installation is complete.

28. An estimate of the costs of work required to the changing rooms and clubhouse - As advised in the previous report of 13th April 2015, certain works are required to the buildings to make them legally compliant to lease and secondly to create additional changing capacity. Other building works are desirable, such as improvements to the shower and heating systems and changes to the first floor layout to make the buildings more useable and cost effective to operate. A plan showing the proposed ground floor layout with an additional two changing rooms in lieu of the current skittle alley is attached at Appendix H.
29. A budget cost for both the ground floor works and improvement to the first floor layout is £450k. Whilst this remains an aspiration, there is insufficient funding within the initial £795k allocation to fund this work at this time. The cost of minimal works to enable the Clubhouse Buildings to be let is estimated at £10k. It is proposed that this be funded from the current allocation and that the aspirational improvements to the building be subject to a future capital bid and a report to Cabinet.
30. Negotiations with Parkwood Leisure, or any potential lessor, are likely to be detrimentally affected by the current standard and design of the clubhouse buildings. However at this stage it is not envisaged that any payback on this investment could be recovered over the remaining period of the Parkwood Leisure contract. There is a possibility that Visible Services asset renewal funding or FAW grant funding could be used to help improve the clubhouse facilities or to offset the pitch construction charges, thereby increasing the funding available overall. It is suggested that this matter be the subject of a further report to Cabinet when all possible further funding opportunities are known.
31. An estimate of the income projections for a 3G surface - As advised in the previous report, the Council has to be prepared to operate any new facilities 'in house' should negotiations with Parkwood Leisure prove unsuccessful; at least until an alternative formal procurement process for the various pitches and clubhouse can be concluded. As previously advised officers will be seeking Parkwood Leisure's agreement to manage the clubhouse and pitch at Jenner Park and the 5 'A side' facilities at the Colcot Sport Centre, for a combined fee inclusive of sinking funds (to replace 3G surfaces over time) less than the current projected Jenner Park Stadium costs with the pitch laid to grass and the costs of operating any new facilities at the Colcot. It should however be borne in mind that such an assessment does not take into account the value of any socio-economic benefits that may well be brought to the area from Parkwood Leisure's involvement and their obvious expertise in the leisure market.
32. The feasibility study and the two previously received 'without prejudice' costing submissions, referred to in the previous Cabinet report, have been used to inform the estimated usage data. As advised above, 3G surfaces have a limited life period so the resource profiles have taken into account the costs of 'sinking' funds, which will provide suitable investment to replace the 3G surfaces after 8 year's use.
33. Due to recent investment at Jenner Park on items such as the running track, renovation of the pitch, irrigation systems and lighting, the running costs for Jenner Park Stadium for 2013/14 and 2014/15 were £205k and £185k respectively, against a

budget of £92,699.00. These overspends have been funded from within the Grounds Maintenance budget as well as a contribution of £40k in 2013/14 towards the running track and irrigation system. With this level of on-going budget, spending to the previous level is clearly not sustainable. Added to this is the requirement for the Council to realise savings wherever possible via the reshaping services programme. As previously advised, if Cabinet is minded to agree the installations of 3G pitches then, until either an agreement is reached with Parkwood Leisure or the facilities are subjected to another form of external procurement, provision may have to be made for the facilities to be managed 'in house'.

34. 'In house' operation and management of these facilities is by no means the desired organisational model going forward, as the Council does not have the necessary expertise and resources to make best use of the opportunities offered by the 3G facilities and the vacant clubhouse buildings at Jenner Park. Some model of external management will be in place within 18 months if negotiations with Parkwood prove unsuccessful and such an arrangement will be at a cost less, or benefit greater, than if the facilities were to be internally operated.
35. A projection of the income and expenditure for the 'in-house' operation of the full size 3G pitch at Jenner Park is attached at Appendix I. The projection shows 3 possible scenarios for usage, low, average and high; with projections based on an 8 year life for the 3G surface. The costs, over and above the current budget, range from £69,708 for low use to £50,775 for high use. This relates to an overall total budget requirement of between £162,407 and £143,474, which is less than the actual spend at the Stadium over the last 2 years.
36. A projection of the income and expenditure for the 4 No. 5 'A side' pitches at the Colcot Sports Centre is shown, in a similar format to the main pitch at Jenner Park, at Appendix J. Again the projection shows 3 possible scenarios, this time with a net cost of £17,040 per annum for low use, rising to a net income of £95,460 for high use.
37. Cabinet will note that the high usage percentage for the larger 3G pitch is estimated at 39% of the available time period (9am to 9pm 7 days per week), with the equivalent usage of the 5 'A side' pitches estimated at 27% over the same time periods. Even these 'high usage' assumptions could be considered relatively conservative as it is likely that the external leisure sector will be able to realise greater usage than this.
38. It should be noted that both cost projection appendices include costs for National Non-Domestic Rates (NNDR), at a total per annum of circa. £64k. Parkwood Leisure is able to claim 80% mandatory and 20% discretionary relief from these NNDR payments.
39. Prior to the previous Cabinet report, Parkwood Leisure submitted a 'without prejudice' cost and income projection for operating the Stadium at Jenner Park with a full size 3G pitch and 4 No. 5 'A side' pitches, which showed a total income over an 8 year period of £23,206, or £2,301 per annum. This submission assumed certain works being undertaken to the clubhouse and stadium, which may not be able to be undertaken at this time, and certain revenue costs for the stadium may still need to be incurred. However the on-going revenue commitment is likely to be considerably less than the £92,699 budget available for Jenner Park and the previous 2 year's expenditure, and this could provide for significant savings going forward. Whilst this submission relates to all pitches being located at Jenner Park and should only be considered indicative, Parkwood Leisure already have a staff presence at certain



times of the day at the Colcot Sports centre, so this could be used as a guide as to what income may be available through any agreement with Parkwood Leisure.

40. In summary the proposal before Cabinet is to construct the main 3G pitch at Jenner Park as soon as possible and to aim for construction of 4 No. 5 'A side' pitches as part of the same procurement and construction contract later this calendar year. At the same time detailed negotiations with Parkwood Leisure will take place to operate all facilities from October 1st 2015. These negotiations will require Parkwood to consult with all current licence holders so as to best consider their requirements within the contract variation. There may be certain conflicts in such discussions due to the fees that certain licence holders are currently paying and the times that they may wish to use the Stadium. None of the current licence holders have any rights to continue using the Stadium any longer than their annual licences, or to use the Stadium on terms that may not be agreeable to the Council. It is hoped that the needs of all current licence holders will be able to be accommodated, but this will be a matter for Parkwood Leisure and then for Cabinet when they agree the full terms of the contract variation in a later report.
41. The main impact of the installation of a 3G surface at Jenner Park will be on certain field events for Barry and Vale Harriers and other athletics users. As advised in the previous report to Cabinet, running track events will be unaffected by the installation of the 3G pitch construction, as will the long jump, triple jump, high jump, pole vault and shot put. Hammer throwing has not taken place at the Stadium for a number of years due to the damage this causes to the current grass pitch and this will not be permitted with a 3G surface. For discus events a rubberised training discus can be used to teach technique. Competition Javelin is not permitted but a new 'blunt' javelin is currently being evaluated that may be suitable for teaching the fundamentals of Javelin throwing on 3G surfaces.
42. There have been no significant athletics meetings at Jenner Park for a number of years, with the Stadium mostly being used for athletics training. Cabinet may be aware of a lobby to retain the grass pitch at Jenner Park to protect local athletics. Much of this has centred around a false assumption that lanes would be lost on the running track. This was never the case and this point was made clear in the previous report to Cabinet. As stated only two of the current athletics events would be affected by a 3G installation and both these events could still take place in some form to aid training for the events in their full form.
43. As will be detailed under the legal heading of this report, it may be necessary to advertise certain areas of land for disposal under section 123 of the Local Government Act (1972), prior to being able to enter into any contractual arrangements with Parkwood Leisure or any other external body.

### **Resource Implications (Financial and Employment)**

44. An amount of £795k has been made available to invest in Jenner Park. Of this amount £17k was utilised for the feasibility study and £25k for the drainage study, leaving £753K. The design and management costs for both locations are estimated at £25k. A budget figure of £418k + £15k for drain construction has been received for the 3 G pitch construction at Jenner Park with an estimate of £320k + £25k for a drainage survey and construction at Colcot Sports Centre. The total costs for design and construction is therefore estimated at £803k. This is higher than the remaining £753k budget available, though it should be noted that the figures shown are all estimates and could either increase or decrease at tender stage.

45. There is a possibility of an element of grant funding, up to a value of £100k, to assist in the pitch construction but this cannot yet be confirmed. It is therefore suggested that up to an additional £100k be made available from Visible Services reserves to top up the remaining £753k. This will help to meet any funding gap that may arise during design, procurement and construction. This funding could also be used to fund compliance works and any other essential building works required to the clubhouse building at Jenner Park. As previously advised, compliance work to the Clubhouse is estimated at £10k and currently no provision has been made for this.
46. Whilst the income and cost projections for the 'in house' operation of the new facilities suggest that an increased budget should be made available to cover all usage scenarios, this should not be necessary as negotiations with Parkwood Leisure should provide for a positive variation to the current leisure contract by October 1st 2015. If such negotiations prove unsuccessful there may be a requirement to utilise a small element of reserves whilst an external procurement process is followed later in the year. This would be the subject of a further report to Cabinet, which will detail the outcome of the Parkwood Leisure negotiations later in this calendar year.
47. Due to the popularity of 3G surfaces, and in particular clusters of 3G 5 'A side' pitches, it is likely that any agreement, either with Parkwood Leisure or another external partner, will realise an income going forward and this will contribute to the Council's reshaping services programme.

### **Sustainability and Climate Change Implications**

48. The provision of local facilities reduces the need to travel, hence reducing the carbon footprint. Increased sporting opportunities would also help to regenerate the local community in the vicinity of the Stadium and the Colcot Sports Centre.

### **Legal Implications (to Include Human Rights Implications)**

49. External legal advice from the solicitors who acted for the Council in the negotiation and finalisation of the Leisure Contract with Parkwood and accompanying Leisure Centre leases, has been obtained and this will be detailed in a future part II report, should Parkwood be considered to be the most appropriate future management option for both sites.
50. The proposed arrangement will involve at least one lease of premises. Section 123 of the Local Government Act 1972 requires that the best consideration reasonably obtainable be obtained on a disposal of land (which includes the lease of a term of 7 years or more). Land at Colcot Sports Centre is designated as public open space so there is likely to be an additional requirement to advertise the same and consider any objections raised. As proposals with Parkwood Leisure is not yet fully developed, consideration of these issues is not yet possible and will have to be given further consideration as negotiations unfold. The Council will have to be satisfied that it will satisfy its general fiduciary duties in addition to its Section 123 Local Government Act 1972 obligations, which will require assessment on an ongoing basis during proposed negotiations.

### **Crime and Disorder Implications**

51. The provision of good community facilities will serve to reduce crime in the area and provide security for the facility.

## **Equal Opportunities Implications (to include Welsh Language issues)**

52. Any proposed new pitch surface could help to address a number of sporting and recreational needs for a range of sectors within the community and wider Vale area.

## **Corporate/Service Objectives**

53. The Corporate Priority and Service aim is to: "To achieve a quality of the environment through the promotion and use of sustainable practices and by making the best use of current and future resources".
54. The Service Objective is "To provide, manage and maintain Parks, open spaces and play areas".

## **Policy Framework and Budget**

55. This is a matter for Executive decision.

## **Consultation (including Ward Member Consultation)**

56. Consultation was undertaken as part of the feasibility study. Further consultation will be undertaken by Parkwood Leisure with current and prospective users as part of their work to inform the submission of a formal contract variation which will be considered by Cabinet later in the year.

## **Relevant Scrutiny Committee**

57. Economy and Environment.

## **Background Papers**

Feasibility Study - 3-G Pitch Jenner Park

## **Contact Officer**

Miles Punter Director of Visible Services and Housing - 029 20673101

## **Officers Consulted**

Financial Accountant - Visible Services  
Committee Reports  
Group Manager - Estates  
Operational Manager, Leisure and Tourism  
Principal Landscape Architect  
Major Projects

## **Responsible Officer:**

Miles Punter - Director of Visible Services and Housing