

Report of	Meeting	Date
Director of Communities (Introduced by the Deputy Leader and Cabinet Member (Health and Wellbeing))	Cabinet Full Council	Wednesday 13 July 2022 Wednesday 20 July 2022

## Investment in Leisure Local Facilities

Is this report confidential?	No
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Is this decision key?	Yes
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<b>Savings or expenditure amounting to greater than £100,000</b>	Significant impact on 2 or more council wards
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### Purpose of the Report

1. A report to consider investment proposals for leisure local facilities, more specifically:
  - Fox Lane Sports and Social Club, aiming to improve community and sporting facilities, whilst making the site more inclusive and accessible.
  - Penwortham Priory Academy, providing refurbishment of currently run-down toilets and changing facilities.

### Recommendations to Cabinet

2. Cabinet considers both investment proposals individually.
3. Cabinet notes and approves the investment proposal for Fox Lane Sports and Social Club. This project is ready-to-go and funding can be provided immediately once grant agreements are in place.
4. Cabinet notes and approves the investment proposal for Penwortham Priory. Funding to be provided up to the proposed value, subject to final quotes from contractors.

## Recommendations to Council

5. Full Council considers both investment proposals individually.
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## Reasons for recommendations

8. The proposed investments contribute towards improving the health and wellbeing of South Ribble residents – making significant improvements to two leisure facilities open for community use.

## Other options considered and rejected

9. Fox Lane Sports and Social Club and Penwortham Priory have each exhausted their own funds and are unable to carry out the proposed leisure facility improvements without external support. Without support from South Ribble Borough Council, they will have to seek funding from elsewhere. Fox Lane Sports and Social Club require investment to ensure their long-term sustainability.

## Corporate priorities

10. The report relates to the following corporate priorities: (please bold all those applicable):

An exemplary council	<b>Thriving communities</b>
A fair local economy that works for everyone	<b>Good homes, green spaces, healthy places</b>

## Background to the report

11. In 2020, the Council brought forward their 'Leisure Local' agenda. A key focus of this is to:
  - Develop pathways into a more active lifestyle and related activities working closely with local sports clubs, schools, and community groups, contributing to the Council's objectives around community wealth building, health and wellbeing, and reducing health inequalities.
  - Collaborate with partners to reach all communities to increase access into sport and physical activity through using leisure and community facilities alongside accessing our green links network, local parks, and the natural environment.
  - To work locally in partnership with residents, community groups, and education and schools to deliver new sessions, develop volunteers, and enhance a broader local use of the facilities.
12. In recent months the Council has committed to several investment opportunities that align with the Leisure Local agenda, more specifically:

- Investment in Leisure Centres: The Council approved the allocation of £5,836,200 from the £19m capital budget originally set aside for a new leisure centre to fund investments into the Council's existing leisure centres, in addition to a further £775k already approved at April Council.
- Leisure Local Community Fund: £250,000 was allocated for community groups and sports clubs to apply for funding contributions towards projects that aim to improve the health and wellbeing of South Ribble's residents. Applications closed on the 15<sup>th</sup> May, with the announcement of successful applications being made at Cabinet on the 20<sup>th</sup> June.
- Gregson Green Community Centre: £300,000 has been committed to fund the build of a new community centre in Gregson Green. This centre will be home to regular provision and events that support the health and wellbeing of their community.
- Lostock Hall Academy: £200,000 grant and £100,000 loan has been committed to fund works to their sports facilities.

13. These proposals aim to complement the above investment commitments and seek to further improve South Ribble's leisure offer.

### **Fox Lane Sports and Social Club**

14. The Leyland and Farington Community Hub have been working closely with Fox Lane Sports and Social Club, to explore how the club can get more involved in the wider community, how facilities can be improved, and how the long-term sustainability of the club can be secured.
15. Fox Lane Sports and Social Club submitted two applications to both the Boost Fund Plus and Leisure Local Community Fund (Appendix 1 and 2). The first being for a new Tennis Pavilion, and the second being for a new footpath surrounding the bowling green.
16. During the decision-making meetings for these funding schemes, the Leader, Deputy Leader and Cabinet Member for Health and Wellbeing, and Cabinet Member for Communities, Wealth Building and Social Justice agreed that Fox Lane Sports and Social Club's applications were to be withdrawn from these funding schemes and considered as a wider leisure improvement investment. Although the funds if awarded would make a considerable difference to the facilities available, the site requires wider investment to remedy immediate health and safety concerns, whilst also ensuring long-term sustainability of the club.
17. The proposed investment into Fox Lane Sports and Social Club aims to achieve short, medium, and long-term objectives. Work will be carried out to remedy immediate health and safety concerns, sports facilities will be made more attractive, accessible, and inclusive, and club facilities will be improved to create new revenue generation opportunities.
18. Fox Lane Sports and Social Club have demonstrated an appetite to become more community focused, this has included hosting weekly resocialisation cafes, and working closely with Sporting Memories, a group that provides support for individuals living with dementia. Further to this, the club have expressed an interest in taking part in future community projects, including an upcoming initiative that aims to tackle social isolation amongst men.
19. The table below itemises the improvements required on the site.

Improvement	Description and driver for improvement	Cost
Tennis Pavilion	<p>The current tennis changing facility is an old static caravan. This is in poor condition and is not fit for purpose. Further to this, no sports clubs across the site have changing facilities for females, creating a huge barrier for female involvement.</p> <p>The new tennis pavilion will provide the tennis club with a space get changed, store equipment, and have refreshments, consequently making the club more attractive.</p> <p>The pavilion will also contain separate male and female changing rooms, open to members from all sports clubs on the site. This reduces the barriers for female participation in the sports clubs.</p> <p>This investment also includes disabled access to both the pavilion and tennis courts, which doesn't currently exist. The Tennis courts are only currently accessible via steps.</p> <p>The club will contribute £7,500 to this investment, this is an annual payment that they have received for the final time this year. This is for accommodating a telephone mass located on the site.</p> <p>A draft plan for the pavilion can be found in Appendix 3.</p>	<p>£42,500</p> <p><i>Plus £7,500 contribution from the club</i></p>
Bowling Green Pathways	<p>The current pathways are damaged with loose and broken flags, creating multiple trip hazards that have led to accidents amongst club members. This is an immediate health and safety concern, especially with the age demographic of most individuals that play bowls.</p>	£50,000
Bowling Green and Tennis Floodlights	<p>Currently, the Bowling Green has full floodlight coverage and the tennis courts are partially covered (two of the four courts). The existing floodlights are extremely inefficient, costing the club a considerable financially sum to run, because of this, usage is limited.</p> <p>This improvement aims to update the existing floodlight heads and bulbs to improve energy efficiency, which will allow for optimum usage. Whilst also providing two additional floodlights for the tennis courts, enabling the tennis club to increase its membership capacity, with more individuals being able to play in the evening.</p>	£8,000
Bowling Green Furniture	<p>The benches situated around the bowling green are old, damaged and beginning to rot. Before long, these will not be fit for use. This is a significant issue for the club, as frequent rests are required, given the age demographic of the club members.</p>	£3,000

	This improvement would provide new benches around the bowling green, providing a better experience for both players and spectators.	
Disabled Access Toilets	Across the whole site, the club does not currently have specific disabled access toilets, both within the sports pavilions and club and function room areas. This makes the club much less accessible for those with physical disabilities. The club receives regular feedback that this makes guests with disabilities feel uncomfortable, consequently leading less individuals with physical disabilities taking part in the sports clubs, and less bookings being made for the function room (a key income generator required for the clubs sustainability).	£15,000
Bowling Green Sleepers/Edging	Current sleepers are damaged and not fit for purpose, the longer they go without being fixed, the more damage will be caused to the surrounding edging, leading to higher costs to fix later. This improvement will replace the sleepers across the two bowling greens.	£10,000
Fencing	There is concrete panelled fencing across the rear and left of the site, which is becoming increasingly damaged, with cracks in the panels and movement at the bottom, caused by a ditch behind the rear fencing. This is particularly concerning for the club as young people often climb over these fences as short-cuts to and from Worden Park. Given the weight of the fencing, if it was to collapse as somebody is climbing over, it could lead to significant injuries.  This improvement would remove the current fencing and replace with lighter weight metal fencing, situated away from the rear ditch.	£40,000
Cricket Pavilion Roofing	The current roofing is damaged and a health and safety concern. Slates are loose and broken, leading to regular and significant leakage. This improvement would replace the roof.	£25,000
Heating System	The club and function room are currently running on a domestic property boiler, consequently heating abilities are limited, which is a struggle for the club during winter, especially when they are renting out the function room. This also limits the club's ability to get hot water, this can often run out before the end of the day.  This improvement would replace the boiler and heating system for a commercial system, capable of heating the full facility.	£4,000
Club Refurbishment	The club building consists of three rooms; the bar, lounge, and function room. Each of these rooms are	£20,000

	<p>looking tired and struggle to compete against other local bars and hireable rooms. This is a worry for the club as outside of sports club memberships, this is their main source of income. The club are committing to improving the facility and have demonstrated this by restructuring staff to hire a general manager, who will lead the refurbishment and income generation strategy. They have also allocated £35,000 to the refurbishment, which is remaining from a Government Bounce Back Loan.</p> <p>This refurbishment will go ahead with or without funding from the Council, however, an additional £20,000 will enable the club to enhance this refurbishment, making Fox Lane a destination for all the community, not just members of the sports clubs.</p>	<p><i>Plus £35,000 contribution from the club</i></p>
<b>Total</b>		<b>£217,500</b>

20. The Bowls Development Alliance (BDA) have endorsed the investments into the bowling green facilities, as these improvements will provide further opportunities for the club to be involved in and host national competitions and events. Fox Lane has been selected as the BDA's 'Hub Club' for the next eight months, which comes with significant time investment into the improvement of the club, with a focus on inclusivity. A letter of support can be found in Appendix 4.

21. In total, it is proposed that the Council invests £217,500 into the Fox Lane Sports and Social Club site. The club can contribute approximately £42,500 to the development, with £7,500 allocated towards the Tennis Pavilion, and £35,000 towards club refurbishments.

22. Quotes have been gathered by the for each of the above improvements. These can be provided upon request.

23. Fox Lane Sports and Social Club management committee will project manage all of the improvements.

### **Penwortham Priory Academy**

24. Penwortham Priory are in urgent need of refurbishment of their toilet and changing room facilities, these have become very run down, much below the standard of community leisure facilities, and are not fit for community use. These facilities have not been upgraded since the construction of the building over thirty years ago, with consistent damage such as broken tiles throughout, unusable showers, and no disability accessible facilities.

25. The school have invested in other toilet/changing facility upgrades across the site, within the limits of their budget, however, do not have the capital available to investment in the proposed upgrades.

26. This facility will be open for community use 43% of the time – this will include weekday evenings, Saturday morning, afternoon, and evening, and Sunday morning. The facility will be used by the school on weekday mornings and afternoons, and closed Sunday afternoon and evening.

27. Proposed investments are outlined in the below table.

<b>Improvement</b>	<b>Description and driver for improvement</b>	<b>Cost</b>
<p>Reconfigure the existing Male and Female WC facilities to the rear of the school, which are accessible to the students during the day, and used by the public (users of the external 3G pitches) in the evenings once the school has closed.</p>	<ul style="list-style-type: none"> <li>- Strip out all existing FF&amp;E (furniture, fixtures and equipment), flooring and wall coverings and carry out the demolition of the internal wall separating each space.</li> <li>- The new WC facility will include 10 – 15 individual cubicles with floor to ceiling partitions and doors located around the perimeter of the area, with an additional compliant disability accessible facility.</li> <li>- The area will include a centrally located washing facility with hand wash basins and soap dispensers. Several mirrors and hand dryers will be located around the room at critical points.</li> <li>- All internal doors and walls will be removed to provide uninterrupted views of the area with a roller shutter linked to the alarm at the entrance of the area, which can be operated at the beginning and end of the school day.</li> <li>- The centrally located single entrance door will allow for greater control of access and security and will include a disabled access ramp to accommodate all users.</li> </ul>	<p>£75,000 - £95,000</p>
<p>Central male and female changing areas, these include dressing areas and washing areas</p>	<ul style="list-style-type: none"> <li>- Strip out all existing FF&amp;E, flooring, and wall coverings.</li> <li>- Supply and install new shower cubicles with changing facilities in each cubicle, including a bench and clothes hook.</li> <li>- The main changing area will incorporate changing stalls with sides but open fronted for increased privacy.</li> <li>- Upgrade of new flooring, wall coverings, lighting, and hand wash facilities.</li> <li>- Add additional WCs.</li> </ul>	<p>£45,000 - £55,000</p>
<p>Existing small Male &amp; female WC facilities to the front of the school</p>	<ul style="list-style-type: none"> <li>- Strip out all existing FF&amp;E, flooring, and wall coverings and carry out the demolition of a number of internal walls separating each space.</li> <li>- The new WC facility will include for 5-8 individual cubicles with floor to ceiling partitions and doors located around the perimeter of the area, with an additional disability compliant accessible facility.</li> <li>- The area will a centrally located washing facility with hand wash basin and soap dispenser to the centre of the room. Several mirrors and hand dryers will be located around the room at critical points.</li> </ul>	<p>£25,000 - £30,000</p>
<p>Total:</p>		<p><b>£145,000 - £180,000</b></p>

28. The design is currently in draft stage with final costs to be agreed. It is proposed that South Ribble Borough Council provide Penwortham Priory Academy with up to £180,000 for these improvements, subject to quotations from suppliers and contractors.

### **Summary**

29. This report proposes a total of £397,500 of investment into leisure facilities across South Ribble, more specifically:
- Fox Lane Sports and Social Club: £217,500
  - Penwortham Priory Academy: £180,000

### **Future Leisure Local Investments**

30. Discussions are ongoing with Balshaw's Church of England High School to support the development of a new sports hall facility. This facility would be open for public use on weekday evenings and weekends.
31. Balshaw's has 960 students, 100+ employees, and is currently the most oversubscribed school in South Ribble, as well as receiving the most appeals for places in the whole of Lancashire. It is also the only secondary school in South Ribble without a Sports Hall enabling access to a full PE curriculum. The National Curriculum and GCSE PE courses contain direction for students to be able to undertake sports including; handball, badminton, volleyball, netball, basketball, tennis. Currently, the school is only able to offer athletics, football, and rounders (outside sports). For indoor sports students are limited to dance, table tennis, aerobic fitness, and weight training. Although other schools in South Ribble have Sports Halls with these facilities, they are not available for community use.

### **Finance**

32. There is insufficient funding within existing Leisure Local budgets to cover these proposals. Funding options are outlined in the comments from the Statutory Finance Officer.
33. Prior to funding being granted for any of these investment projects, officers will ensure that grant recipients do not already possess the capital required for these investments, and that all other funding options have been exhausted.

### **Climate change and air quality**

34. The work noted in this report aims to contribute towards improving the health and wellbeing of South Ribble's residents through increasing activity levels and participation in sports. Improving activity and fitness levels is a positive step towards encouraging active travel, a key success factor for improving air quality.

### **Equality and diversity**

35. Equality Impact Assessments will be carried out for each of the investment proposals with the grant recipients; upon initial assessment there are no potential negative impacts on any of the protected groups identified. There are specific positive impacts on age and disability.

## Risk

36. A full risk register will be completed alongside the grant agreements. This will include mitigating actions, and contingency plans for issues such as overspend and delays.

## Comments of the Statutory Finance Officer

37. It is intended that these investments will be funded from future S106 funding from the pipeline of schemes in the borough, however in order to provide clarity around the funding of these proposals at this particular time, if there is an absence of S106 funds at the time the costs are incurred, then the schemes can either be funded;

- From borrowing at a cost of £24k per annum over 25 years, utilising the existing £310k in the capital programme (and for which the costs of borrowing are already included in the budget and MTFS) or
- Utilising £0.3975 million of the £1.067 million of Covid Recovery revenue reserves, or
- A combination of these resources.

38. The final determination can be made at the point that the costs are incurred.

## Comments of the Monitoring Officer

39. The proposals aim to assist in improving community and sporting facilities in the borough and enhance the Leisure Local Agenda. Legal agreements will be required between the Council and the relevant legal entities to ensure that the monies comply with the agreed programme and facilities are accessible to the community. A decision will have to be reached as to whether these will be grant or loan agreements.

## Appendices

40. **Appendix 1:** Fox Lane Sports and Social Club - Tennis Pavillion Leisure Local Community Fund Application

41. **Appendix 2:** Fox Lane Sports and Social Club - Bowling Green Paving Leisure Local Community Fund Application

42. **Appendix 3:** Fox Lane Sports and Social Club – Tennis Pavilion Plans

43. **Appendix 4:** BDA Endorsement Letter (for Fox Lane Sports and Social Club)

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