

LONDON BOROUGH OF BRENT

EXECUTIVE

DATE: 21st July 2003

FROM THE DIRECTOR OF ENVIRONMENT

FOR ACTION

NAME OF WARD ALL

REPORT TITLE : CAPITAL CITY ACADEMY – PROVISION OF ALL WEATHER PITCH

1.0 Summary

- 1.1 This report outlines revised proposals for the location, construction and operation of an all weather pitch by Capital City Academy (CCA), adjacent to the Willesden Sports Centre

2.0 Recommendations

- 2.1 That Members note that Capital City Academy no longer wish to construct the all-weather pitch on the site of the old out-door pool and therefore the previous approval to grant a lease will not be progressed.
- 2.2 That, subject to planning permission being obtained by CCA, The Director of Environment be authorised to negotiate use of the pitch to be constructed by CCA on the basis of the terms laid out in paragraph 6.6 and 6.7.
- 2.3 That should planning permission not be granted for CCA to construct the all-weather pitch on their own site, The Director of Environment be authorised to negotiate the construction, maintenance and delivery of an all weather pitch as part of the negotiations for the Willesden Sports Centre PFI project.

3.0 Staffing Implications

- 3.1 Whether the pitch is construction via the CCA or the PFI route, none of the staff involved in its operation will be employed by the Council.

4.0 Legal Implications

- 4.1 The Council has not entered into a lease agreement with CCA for the provision of an all-weather pitch and so cannot force the CCA to do provide one.

- 4.2 The Council cannot prevent the CCA from constructing and operating an all-weather pitch within their own grounds, as long as they obtain planning permission, which permission must be considered on the merits of the application and not taking into account any previous property negotiations with the Council.
- 4.3 The Council has wide ranging powers to provide leisure facilities under s 19 of the Local Government (Miscellaneous Provisions) Act 1976
- 4.4 Members should note that if the Council do not have a leasing arrangement with the CCA then, unless the CCA otherwise agree, the Council cannot control the fees charged to users of the facility, nor can it require community use of the facility unless this is a condition of the grant of planning permission, the imposition of which must be considered on the merits of the application.

5.0 Financial Implications

- 5.1 As the CCA are proposing to construct, maintain and operate the all-weather pitch on their own grounds there are no costs to the Council.
- 5.2 Members should note that the decision by CCA to build the all-weather pitch in the new location will result in the loss of £6,500 per annum to the Council which was part of the agreed lease arrangements.
- 5.3 Bidders for the Willesden Sports Centre Project have been asked to submit a price for the all-weather pitch on the basis of a mandatory variant. This will allow any increase in the annual unitary charge and capital/life-cycle elements to be identified. The bids were submitted on the 23rd May and are currently being evaluated. The current position suggests that both bids are affordable and that there is no need to apply to the DCMS for additional PFI credits. This situation will need to be kept under review.

6.0 Detail

- 6.1 The existing Willesden Sports Centre includes an all weather pitch, located in the centre of the athletics track within the athletics stadium. All the sports facilities, including the all-weather pitch are due to be demolished in the summer 2004 as part of a PFI-funded re-development of the sports centre. Members have previously expressed a wish to re-provide an all-weather pitch but to locate it outside of the athletics stadium. This will allow for the stadium to have a "grassed" in-field within the track, allowing throwing events (Javelin, Discus and Hammer) to take place within the stadium again and so providing a comprehensive facility for athletics in the borough.
- 6.2 In November 2002, Members received a report detailing how the Capital City Academy (CCA) were also proposing to develop an all-weather pitch, which would help in their objectives as a specialist sports college. At this stage CCA did not feel they had room within the academy site to construct the pitch and

so wished to construct it on the site of the old outdoor swimming pool and land to the east of this site. Part of this proposed site currently contains the existing Willesden Sports Centre, which will be demolished in Summer 2004. As they wished to have use of a pitch from September 2003, they were proposing to construct the pitch in two phases:

Phase 1 would provide a reduced size pitch from September 2003.

Phase 2 would expand the pitch to full size once the construction of the new leisure centre had been completed. This approach would allow a pitch to be provided before the existing sports centre was demolished, and all construction costs were to be met by CCA.

- 6.3 Members had agreed to grant a lease of the land required by CCA for the pitch for a 125 year period. All maintenance and management, including collection of any income was to be undertaken by CCA. In return, CCA would pay £6,550 rent per annum to the council, and free use of 500 hours for sports development activities. In line with the ethos of the academy, the CCA were also committed to providing community use on a similar basis to that currently provided.
- 6.4 In April 2003, the CCA meet with council officers to explain that they could no longer afford to provide the all-weather pitch under the arrangements outlined in paragraphs 6.2 and 6.3 above. The 2-phase approach to the construction and possible contamination of the land on the old pool site, resulted in total construction costs of approximately £1 million.
- 6.5 Following further negotiations, CCA have now proposed that they construct the all-weather pitch within the academy grounds. The proposed location of the pitch is to the south of the CCA site, adjacent to Doyle Gardens, on the site of the existing Willesden High School Buildings. This is subject to planning permission being granted, the outcome of which should be known by the end of July 2003. The construction of the pitch on this site, in a single phase, is estimated to be £350K. Work will start in the Autumn, once the existing school building is demolished, and will be completed early 2004.
- 6.6 CCA remain committed to allowing community use on the new pitch, in line with their specialist sports school status. They are committed to allowing community-use outside of school hours; weekday evenings and all day during the weekend. Maximum charges for use of the pitch would be set by the CCA in consultation with Brent Sports Service.
- 6.7 On some occasions, for example after school matches, the CCA have requested use of a grass pitch on the main King George VII playing field. In return CCA will allow use by the Sports Development Team for activities associated with the overall work programme of the Sports Service. This will mainly be used for sports sessions/courses for young people during school holiday periods.

6.8 Members should be aware that if planning permission for the all-weather pitch on the CCA site is not granted, there is a danger of the overall site (i.e. the combined Willesden Sports Centre site and the CCA site) being constructed without an all weather pitch. As it had been previously agreed that CCA would construct, maintain and manage the pitch, no provision for a pitch had been included within the outline specification for the PFI project.

6.9 Due to the uncertainty created by the recent discussions with the CCA, officers have added a mandatory variant to the PFI scheme, asking bidders to include separate additional costing for the construction maintenance and operation of an all-weather pitch, with additional associated changing space. It is expected that the pitch will be located approximately on the site of the disused outdoor swimming pool.

7.0 Background Documentation

7.1 Details of Documents:-
All-weather Pitch Report – 18 November 2002

7.2 Any person wishing to inspect the above papers should contact Sue Harper, Assistant Director, Environmental Services Directorate, Brent House, 349 High Road, Wembley, Middlesex HA9 6BZ, Telephone: 0208 937 - 5192

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