

## BARNSELY METROPOLITAN BOROUGH COUNCIL

REPORT OF: EXECUTIVE DIRECTOR, PLACE

TITLE: Development of Parkside Sports Facility Additional funding

REPORT TO:	CABINET
Date of Meeting	23 March 2022
Cabinet Member Portfolio	Place Environment and Transportation
Key Decision	Yes
Public or Private	Public

### Purpose of report

The purpose of this report is to seek authority to release £1.0M of additional capital monies to develop a new sports facility at Parkside Hoyland.

### Council Plan priority

Strategically, the project will contribute towards a number of the Council's priorities as set out in the Council Plan 2021-24, developed using the Barnsley 2030 themes which include:

**Healthy Barnsley** – Sport provision directly contributes to citizens wellbeing, both physically and mentally. In addition, other health provision such as cardio rehabilitation will take place from the site.

**Growing Barnsley** – provision of a purpose-built facility that will contribute to the principal towns programme by providing investment into areas other than Barnsley town centre.

**Sustainable Barnsley** – Working to meet the Council's aspirations to deliver its Zero 40/45 agenda in ensuring that new council assets are delivered with renewable heating sources.

### Recommendations

That Cabinet:-

1. Approves the release of an additional £1.0M to fund the construction of a new pavilion in compensation for loss of facilities at Rockingham Sports ground due to the development of land identified in the local plan and the construction of the new Hermes facility.

## **1. INTRODUCTION**

- 1.1 A cabinet report has recently been approved on the 9<sup>th</sup> February 2022 (Cab.9.2.2022/9) to release funding to commence construction of the new Community facility at Parkside Hoyland. As previously stated, it is recognised that Forge will require an equivalent size replacement building following the second and final surrender of their leasehold interest in the Rockingham Sports Ground.
- 1.2 Initial design and costings have been undertaken by Property Services in partnership with the Forge Community Partnership. The original proposal recently agreed by Cabinet whilst encompassing the existing facilities, did not provide for additional changing requirements associated with the new artificial grass pitch and future proof the facility for needs of the community. This was due to the proposal to bring forward a further phase at a later stage.
- 1.3 The original proposal also included a grant application to the football foundation. Working in partnership with foundation, an opportunity has now presented itself to apply for more grant than what was originally envisaged. However, in order to progress this, a proposal is now put forward to accelerate further planned works on the site.
- 1.4 In addition, original price estimates for the works have increased significantly due to labour shortages and cost of materials, as a result of the escalating issues in Europe.
- 1.5 The revised proposal for the Parkside Sports Ground development is shown edged black on the attached plan (Appendix B) and has a total site area of around 4 hectares (9.9 acres).

## **2. PROPOSAL**

- 2.1 It is proposed to release £1.000M of additional capital monies to fund the construction of a community facility in compensation for loss of facilities at Rockingham Sports ground due to the development of land identified in the local plan and the construction of the new Hermes facility.
- 2.2 The capital monies will be used as match funding for an application in early June to the football foundation for the installation of an artificial grass pitch. This application is expected to attract around £1.000M. In order to meet this timetable a fully designed and costed scheme is required to be submitted as part of the grant application to the Football Foundation and therefore detailed design work will be required to start in early April following approval of this report.
- 2.4 As previously stated, it is recognised that Forge will require a replacement building at the Parkside site. This building will have to fully meet their accommodation requirements before the phase 2 surrender / acquisition can take place. Property Services have undertaken initial designs and costings against the original budget, but it has proved to be inadequate in providing a like for like building in terms of space and the ability to deliver current services.
- 2.5 It has also been recognised that some additional capacity needs are required to be designed into the building to accommodate potential additional use of the artificial grass pitch and room for future growth. By taking this approach savings can be made on future

## **2. IMPLICATIONS OF THE DECISION**

### **3.1 Financial and Risk**

Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).

- 3.1.1 The Council owns the freehold interest in the Rockingham Sports Ground, which is situated close to J36 of the M1 motorway at Hoyland Common. The site is currently leased to the Forge Community Partnership (Forge) by way of a 25-year lease from the 1st April 2010.
- 3.1.2 Sale of this land is required for development as part of the Council's economic growth strategy at M1 Junction 36 and the proposed scheme aligns with the Masterplan for the area that was adopted at Full Council on the 24<sup>th</sup> September 2020. The current sporting facilities at Rockingham will require relocation to an alternative site within the Hoyland area to facilitate the sale. A new site has been identified at Parkside.
- 3.1.3 The original approval to develop phase 1 of a new sports facility at Parkside was estimated to cost £1.160M. This was to be funded via the use of previously earmarked capital resources including £0.160M capital receipt from the sale of the land.
- 3.1.4 The original proposal also included a bid of £0.700M to the football foundation to progress the installation of an artificial grass football pitch at the site. Since this time, working in partnership with the foundation, there is now an opportunity to bid for additional funding up to £1.000M.
- 3.1.5 However, to accommodate the increased usage that the artificial pitch presents, there is a requirement to progress Phase 2 of the development earlier than planned in order to increase the size of the changing and other facilities at the site. In addition, undertaking Phase 2 sooner than planned will likely cost less in an environment of increasing prices.
- 3.1.6 These additional works are estimated to cost in the region of £1.000M. It is proposed to fund these works via the use of S106 monies generated from the wider development planned in Hoyland.
- 3.1.7 A summary of the above financial implications is attached at Appendix A.
- 3.1.8 A major risk is that the market value of the Sports Ground may be insufficient to fund the replacement facilities proposed at Parkside. As previously stated, it is proposed that any shortfall will be made up from S106 monies. However, due to the impact of the current COVID 19 pandemic, there may be insufficient S106 monies available. If this happens then it is unlikely that Forge Community Partnership will be willing to surrender their current leasehold interest and vacate the Sports Ground site. As a result, the proposed development of the adjoining land will not happen, which will mean a loss of inward investment to the Borough as well as the loss of additional commercial space.
- 3.1.9 There is still a risk in relation to ground conditions and the developer will need to make a judgement on how best to deal with the land and any abnormal development costs.

3.1.10 Accordingly the Council will work closely with the developer and Forge to establish viable costs, an acceptable land value and an accelerated development programme that meets everyone's requirements.

3.1.11 There is also a risk that the agricultural tenancy for the additional land required at the Parkside site will not occur in time. If this happens then it has the potential to delay the works at the Parkside site, the reconfiguration works at the Rockingham site and the relocation of the archery activities.

### 3.2 Legal

3.2.1 There are no legal implications other than ensuring that only section 106 monies that are within scope and time are applied towards the overall funding

### 3.3 Equality

3.3.1 The facility will be designed to meet all the latest standards including disability access requirements

3.3.2 A diverse range of activities will take place within the facility which will be open to everyone.

3.3.3 The equalities Officer has been consulted and a full EIA has been completed on the original report and as the objectives have not changed a further EIA is not necessary.

### 3.4 Sustainability



3.4.1 This facility will be constructed using the latest design principals to meet the Council's Zero 40/45 aspirations.

- 3.4.2 The Sustainability Wheel below will be used following consultation with the Sustainability and Climate Change Team as the scheme approaches the design stage.
- 3.4.3 The Sustainability Wheel shows a positive impact from the development on energy use, missions, biodiversity, renewable energy, quality neighborhoods and peace and justice.
- 3.4.4 The project has two negative areas, embedded carbon and pollution. Artificial grass pitches contain carbon in their construction. This can be offset to a large degree by the fact that the maintenance regime is not the same as a grass pitch where frequent cuts using machinery are used along with chemical applications to the grass creating potential harmful run off in addition to the energy used to create the chemicals. Embedded carbon will be kept to a minimum in the construction of the building and energy saving principals will be considered during the design stage, however low carbon construction technology is currently in its infancy so cutting embedded carbon entirely is unfeasible at this point in time
- 3.4.5 Pollution in terms of light pollution to the site from floodlighting of the pitch will be kept to a minimum by the installation of LED lighting that illuminates only the pitches with less light spread. In addition, these can be timed to turn off when the facility closes which will also be reducing unnecessary energy use.

### **3.5 Employee**

- 3.5.1 There are no issues arising directly from this report. However, the development will allow the Forge Partnership to continue to deliver services locally which could provide employment and apprenticeship opportunities in the future.

### **3.6 Communications**

- 3.6.1 This proposal is part of a wider Mayoral Combined Authority programme. Working together to find better ways to use public land and assets can make a positive difference to meeting the needs of our diverse communities, and to achieving our aims of growth and economic wellbeing.
- 3.6.2 Collaborative work is helping to bring about a holistic approach to improve the use of these sites, and to allow surplus land to be redeveloped.
- 3.6.3 Communication strategy will involve the groups who currently use the existing Forge site.

## **4. CONSULTATION**

- 4.1.1 A list of stakeholders consulted during the preparation of this report includes: Property, Planning Development Management, Finance, sustainability and climate change team and Assets.
- 4.1.2 In addition the following groups have been consulted in the original report as users of the current facility:
- Archery

- Barnsley Harriers
- Barnsley Women's Football Club
- Dr Jyn (Tai Chi)
- Sheaf Valley Aquarist Society
- Charlotte - Helen (Zumba)
- Hoyland Town Football Club
- Little Tiddlers (Parent & Child Group)
- Mac Fitness
- MST Martial Arts Academy
- NHS Cardio Pulmonary Rehabilitation Service
- Robs All Day (Social Enterprise)
- Rockingham Brass Band
- Sheffield & Hallam County FA
- Sparkles (Social group for senior members of our community)

4.1.3 Local Ward Members are aware of these proposals

## **5. ALTERNATIVE OPTIONS CONSIDERED**

5.1.1 Not progressing the proposal to relocate the Rockingham sports ground will stop the existing land from being developed in line with its allocation in the Barnsley Local Plan, the Hoyland masterplan and the Mayoral Combined Authority Grant funding agreement. This would be a loss of inward investment into this part of the Borough and the potential loss of the new employment that could be generated by the proposed development.

5.1.2 In addition leaving the Sports Ground in its current location will delay the development of the adjoining sites in line with their allocation within the Barnsley Local Plan and the Hoyland masterplans. It will result in a loss of opportunity to have new sporting and recreational facilities on an alternative site within this part of the Borough.

5.1.3 Comprehensive public land release in a timely manner will improve developer confidence in this strategic location and will create greater levels of structured / accelerated development, business certainty and activity.

5.1.4 A smaller facility could be designed and built but it is considered that this would not meet the current and future needs of the facilities users resulting in the Forge Partnership in potentially not surrendering the lease to the current site, preventing its development.

## **6. REASONS FOR RECOMMENDATIONS**

6.1.1 The Rockingham Sports Ground is currently held under a lease by the Forge Community Partnership (Forge) for a term of 25-years from the 1st of April 2010. The sale of the Council's land on which it sits will require the relocation of the sporting facilities, users of the sports ground and the community hall to an alternative piece of land within the Hoyland area, as well as a two-phase surrender of the existing leasehold interest by Forge.

6.1.2 BMBC are obliged to provide a facility of equal size or better to the forge community partnership before they surrender the lease.

6.1.3 Ongoing negotiations with the football foundation have revealed that they are

willing to support an increased bid to support a larger facility that will better accommodate the increased footfall on the artificial grass pitch, the grass pitches, archery range and community space.

6.1.4 This means we can look to bring forward plans to enlarge the facilities that were scheduled when funding became available in the future.

Building an increased footprint on the building now will :

- Fulfil our legal obligation to forge partnership and therefore not hold up the surrender of the lease on the existing site
- Will allow more play on the AGP which will make the site more financially viable
- Maximise health outcomes from the site, not only in the outdoor space but will allow the cardio rehab and mental health programmes to continue and expand in the building. Along with new initiatives this activity will contribute the boroughs health outcomes.
- Fix construction costs at current prices as the current market is volatile with increasing prices over and above inflation. It is also more cost effective to build a larger building rather than have several phases (fees, prelims etc).

6.1.5 This increase will also have the added benefit of becoming a flagship project with the football foundation which will help us secure future funding from them. This has been part of the ongoing negotiations with the football foundation and will be included in the upcoming play pitch strategy and local facility football plan.

6.1.2 The proposals are in line with the Council's overarching approach to the wider economic growth strategy at M1 Junction 36 and the proposed scheme aligns with the masterplan for the area that was adopted at Full Council on the 24<sup>th</sup> September 2020.

## **7. GLOSSARY**

None

## **8. LIST OF APPENDICES**

Appendix A: Financial Implications  
Appendix B: Site Plan

## 9. BACKGROUND PAPERS

### 9.1.1 Cabinet Report Development of Parkside Sports Facility (Cab.9.2.2022/9)

If you would like to inspect background papers for this report, please email [governance@barnsley.gov.uk](mailto:governance@barnsley.gov.uk) so that appropriate arrangements can be made

## 10. REPORT SIGN OFF

<b>Financial consultation &amp; sign off</b>	<i>Appendix A Attached</i>
<b>Legal consultation &amp; sign off</b>	Jason Field 10/3/22

**Report Author:** Anthony Devonport  
**Post:** Head of Service (Best)  
**Date:** 10/3/22