

# Cherwell District Council

## Executive

6 January 2014

### South West Bicester Sports Village Progress Update

#### Report of Head of Community Services

This report is public

#### Purpose of report

To provide a progress report on the Bicester Sports Village project.

#### 1.0 Recommendations

The meeting is recommended:

- 1.1 To note the progress on the construction of Phase 1 (grass pitches, cycle track and landscaping) and the appointment of a contractor to progress the design and planning application for Phase 2 (pavilion and car park) and Phase 3 (Athletics track, synthetic grass pitch, tennis courts, etc...).

#### 2.0 Introduction

- 2.1 At the Executive meeting in June 2013, the Executive considered an update report on the South West Bicester Sports Village project and requested officers to provide regular progress reports to future meetings. The first of these update reports was presented to the Executive meeting in September and Members noted the progress at that time.
- 2.2 Details of further progress are set out below. In summary the grass pitch works for phase 1 are now in the establishment period and the base layer for the perimeter cycle track works has been completed. This phase will be completed in Spring 2014 when the landscaping/planting is installed and the top layer of the cycle track is laid out. The Phase 2 and 3 procurement process has also been completed, Morgan Sindall PLC being awarded the contract for the design and construction of the Phase 2 works and also the design of the Phase 3 works. Phase 2 construction is expected to commence late 2014. Phase 3 construction can be added at a future date subject to the additional funding being secured, estimated to be in the region of £2.35m.

- 2.3 Options for the future management arrangements of the sports village are still being explored and will be considered further by the Project Board at the end of January.

### **3.0 Report Details**

#### **Progress on Phase 1 (Grass Pitch Construction)**

- 3.1 The construction of the pitch platforms, drainage system and seeding of pitches for Phase 1 is now in its establishment period. The base layer for the cycle track has been constructed and will be completed with the finished tarmac level after the perimeter landscaping works are completed in the spring. Maintenance of the Phase 1 area will continue to be carried out over the next two years in readiness for the pitches being available for play in September 2015.
- 3.2 Issues in connection with the project are captured in the Project Issues log and reviewed by the Project Board.

#### **Procurement of Phase 2 and 3 design work; and construction of Phase 2 (Pavilion and Car Park)**

- 3.3 The Procurement process for the appointment of the contractor for this work was completed in September and Morgan Sindall PLC has been awarded the contract for the design work for Phases 2 and 3. This design work forms the basis of the planning application and will be fundamental to the funding strategy for those facilities where funding is still to be identified.
- 3.4 The Design team will be presenting initial proposals to the Project Board at the end of January. They will be firming up these proposals after consultation with planning officers, County Highways officers, the Environment Agency, Sport England and relevant sports National Governing Bodies, as well as the local clubs and local community. It is expected that a planning application will be submitted in March/April 2014.
- 3.5 The contract award to Morgan Sindall also included the Phase 2 construction works (pavilion and car park), which the contractor is expected to commence late 2014, and the opportunity to add the Phase 3 works at a future date should funding allow.

The key project milestones are;

Design work for Phases 2 and 3: Now until April 2014

Planning application process: April 2014 until July 2014

Decision on preferred management option: March 2014

Procurement/establishment of management arrangements: April 2014 until May 2015

Seeking funding for Phase 3: April 2014 onwards

Construction of Phase 2: November 2014 until July 2015

Phase 1 and 2 become operational: September 2015

## **Operational management arrangements and revenue funding**

- 3.6 The Project Board has also been considering the operational management arrangements for the Sports Village. Consultants were commissioned to explore the various options available and their report was recently received by the Council. Their advice suggested a possible preference for a management contract with an organisation that has a trust status and can therefore benefit from non-domestic rate relief. Officers are currently exploring this and the other options identified in the report as well as examining recent adverse changes to non-domestic rate relief regulations, which could be a key factor in determining a preferred delivery vehicle for Sports Village management, and will be reporting to the Project Board at the end of January.

Members are reminded that alongside this work and the design work for Phases 2 and 3 will be a financial modelling exercise to achieve more certainty on any revenue implications which will, in turn, inform further discussions with our partner, Bicester Town Council. Progress in this area will be reported further in the next bi-monthly update report.

### **Sports club development**

- 3.7 Officers are currently working with local sports clubs and relevant sports' national governing bodies to produce a sports development plan for the town. This plan will form part of the funding strategy and is necessary in seeking further external funding.

### **Education Campus**

- 3.8 A site adjacent to the sports village has been ear marked for a senior school. However, the County Council are uncertain if this particular site will be progressed in this way. If or when the school site is progressed it will generate capital and revenue contributions towards the project as well as helping to maximise usage of the facilities, prospects that potential funding partners are likely to find particularly attractive.
- 3.9 Officers will be discussing this further with the County Education officers and reporting their findings to the Project Board at the end of January.

## **4.0 Conclusion and Reasons for Recommendations**

- 4.1 This is a Project Board update report to advise Executive of progress.

## **5.0 Consultation**

Oxfordshire County Council  
Bicester Town Council  
Local Clubs  
Sport England

## 6.0 Alternative Options and Reasons for Rejection

The Project has been approved and is progressing in accordance with these approvals. There are no other Options being considered.

## 7.0 Implications

### Financial and Resource Implications

- 7.1 As this is an update report there are no financial implications arising from it. Phase 1 and Phase 2 are fully funded. Phase 3 is not funded at this stage (estimated to be in the region of £2.35m) and further work is required to secure external grant support.

Comments checked by: Tim madden, Interim Head of Finance and Procurement  
0300 003 0106 [tim.madden@cherwellandsouthnorthants.gov.uk](mailto:tim.madden@cherwellandsouthnorthants.gov.uk)

### Legal Implications

- 7.2 There are no legal implications arising from this update report. Law and Governance continues to provide guidance and advice as necessary as this project progresses.

Comments checked by: Kevin Lane, Head of Law and Governance, 0300 0030107  
[kevin.lane@cherwellandsouthnorthants.gov.uk](mailto:kevin.lane@cherwellandsouthnorthants.gov.uk)

- 7.3 There are no risks arising from this report but it should be noted that funding for Phase 3 is not yet identified.

Comments checked by: Claire Taylor, Corporate Performance Manager, 0300 003 0113  
[claire.taylor@cherwellandsouthnorthants.gov.uk](mailto:claire.taylor@cherwellandsouthnorthants.gov.uk)

## 8.0 Decision Information

### Key Decision

**Financial Threshold Met:** No.

**Community Impact Threshold Met:** No.

### Wards Affected

All Bicester Wards and surrounding rural areas.

## Links to Corporate Plan and Policy Framework

### **A Safe, Healthy and Thriving District.**

Providing the Bicester Multi-Sports Village would enable residents of Bicester and surrounding areas including children, young people and adults to take part in greater opportunities for meaningful, structured regular sport and physical activity. This would give each individual the health related benefits of a physically active lifestyle and is consistent with Eco Bicester – One Shared Vision.

### **A District of Opportunity**

The Bicester Multi-sports Village would provide a training facility for sports clubs to train and compete in their chosen sport. This would give players a participatory opportunity and give coaches and volunteers the opportunity to gain nationally recognised qualifications. If the full scheme was progressed the pavilion would also provide a much needed conference, function and meeting venue for Bicester increasing the facilities on offer to all organisations and companies.

### **Lead Councillor**

Councillor George Reynolds,  
Deputy Leader of the Council

## Document Information

<b>Appendix No</b>	<b>Title</b>
None.	
<b>Background Papers</b>	
None.	
<b>Report Author</b>	Philip Rolls, Recreation & Health Improvement Manager
<b>Contact Information</b>	01295 221697 Philip.rolls@cherwell-dc.gov.uk