

# Executive

## Bicester Multi-Sport Village

23 May 2011

### Report of Strategic Director Environment and Community

#### PURPOSE OF REPORT

To provide an update on the development of the Bicester Multi-Sports Village project, to award the contract for the construction of Phase 1 (construction of grass pitches and landscaping) and to consider the revenue implications of the project when it becomes operational in 2014.

This report is public

Appendix 2 to this report is exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972

#### Recommendations

---

The Executive is recommended:

- (1) To award a contract for the construction of Phase 1 of the Sports Village, subject to planning consent for the outstanding reserved matters, to Agripower Ltd.
- (2) To request Bicester Town Council to consider funding for the revenue implications from 2014/15.
- (3) To progress with the design of Phase 2 and investigate funding opportunities to deliver the full scheme.

#### Executive Summary

---

##### Introduction

- 1.1 Members will recall that a report was agreed at the Executive meeting on 1 September 2008 regarding the development of the Bicester Multi-Sports Village. The Sports Village project has been progressing through a Member/Officer Project Board which has recently been considering the planning, procurement and management issues relating to the project. It has also considered the estimated capital costs of the full scheme, the reduced scheme options if the capital required cannot be secured, the revenue implications of those options as well as issues relating to design and planning consent.

- 1.2 The Sports Village is to be located on land within the Kingsmere housing development at SW Bicester and this land will shortly be transferred to the Council's ownership as part of the S106 agreement. The Council will also be given a capital contribution towards the cost of constructing a pavilion and outdoor sports facilities on the designated site plus a commuted sum.
- 1.3 This report seeks approval to progress with phase 1 of the project which will need to be undertaken in order that the Council meets the legal obligations within the S106 agreement.

### **Proposals**

- 1.4 It is proposed that the contract for phase 1, construction of the grass pitches and landscaping (appendix 1) is awarded, subject to planning reserved matters, to Agripower Ltd and that these works are completed during the summer/autumn 2011.
- 1.5 It is also proposed that, because the Sports Village is essentially a local recreation facility meeting the needs of the local community, Bicester Town Council be requested to consider funding for the revenue implications of the Sports Village.

### **Conclusion**

- 1.6 The Sports Village development is soon to begin the construction phase and a realistic timetable to deliver the project has been established. The project is being progressed in three phases, Phases 1 and 2 would ensure that planning obligations are met with Phase 1 commencing this summer. Phase 3 will only be progressed if the relevant funding can be secured.

### **Background Information**

---

- 2.1 At the Executive meeting 1 September 2008, Members agreed to support the development of the Bicester Sports Village. The Sports Village has since featured in the capital programme so that preliminary design work could progress.
- 2.2 The Sports Village site is subject to a Section 106 agreement with the developers of the major housing development at South West Bicester, Countryside Properties. The agreement requires the developer to transfer the land for the Sports Village site to Cherwell District Council one year after they commence on site. Owing to the slump in the housing market Countryside Properties decided to delay their start date to 1 June 2010.
- 2.3 The Sports Village Project Board have continued meeting to consider the overall site design (see Appendix 1 attached), management options, capital funding issues, revenue implications of the final scheme and procurement issues for Phase 1 (including the Reserved Matters planning application). The Board representation includes elected Members from the District, Town and County Councils supported by relevant officers from each organisation.  
  
The County Council's interest is with the school facility and the potential joint use aspect of the sports village. However, provision of the school facility remains uncertain at this time.
- 2.4 The Project has been divided into three phases;

Phase 1 – Construction of Grass Pitches (3 full size rugby/soccer pitches, 3 junior soccer/rugby pitches and a cricket wicket) and landscaping. The construction period is programmed over this summer and autumn with a defects period until September 2012 followed by a maintenance regime for the next 2 growing season so that the pitches become established and ready for use in September 2014.

Phase 2 – Construction of the Pavilion, car parking and floodlighting (likely to be procured through a design and build process). Procurement for this phase will commence next year and completion is programmed to coincide with the playing pitches being available in September 2014.

Phase 3 – Construction of a 3G synthetic pitch, athletics track and tennis courts. These elements of the project were to be funded by grants from Sport England and the Football Foundation. However those funding streams have almost entirely dried up and the capital funding for this phase is still to be identified. Officers continue to seek the funding required and if successful it is hoped these facilities will also be constructed to coincide with the playing pitches being available in September 2014. This will of course be subject to further progress reports for consideration by the Executive in the future.

- 2.5 The Project Board have identified that the capital funds currently in place are insufficient to complete Phase 1 & 2 and that there are no funds in place for Phase 3. However, because of the timing and procurement of each phase, this situation could change. What is certain is that the available funding is sufficient to deliver Phase 1, followed by either a scaled down version of Phase 2 or, a Phase 2 designed in a modular fashion that could be 'added to' if/when other funding becomes available.
- 2.6 The revenue implications have also been scrutinised and two scenarios were considered. Firstly, the Sports Village operating as just Phase 1 & 2 and secondly as Phase 1, 2 and 3. In both cases it was identified that using the best information available that there would be a requirement for revenue support as detailed below;

**Phase 1 & 2** A revenue subsidy of £65,113 in year 1 reducing down to £53,320 in year 5. This includes a sinking fund of £30,000 a year for the maintenance and repair of the pavilion.

**Phase 1, 2 & 3** A Revenue subsidy of £31,489 in year 1 reducing down to £10,758 in year 5. This includes a sinking fund of £60,000 a year for the maintenance and repair of the pavilion and the 3G synthetic pitch.

*Note: These figures are based on the facility being operated by a Trust that could benefit from reduced rate charges on the facility. However to set up a new trust could cost up to £60,000.*

- 2.7 The revenue implications do not kick in until after the construction and initial maintenance period and based on the phase 1 & 2 options. The estimated implications are shown below (the figures in brackets are the revenue cost if funding can be secured for phase 3).

2011/12 No revenue implication as construction maintenance is built into Phase 1.

2012/13 No revenue implication as construction/establishment maintenance is built into Phase 1.

2013/14	No revenue implication as establishment maintenance is built into Phase 1.
2014/15	£41,505 (£20,072) Part year cost as establishment maintenance is built into Phase 1 up until September 2013 and the facility operation commences in August 2013.
2014/15	£60,733 (£21,512)
2015/16	£56,717 (£15,077)

- 2.8 The management options of the sports village have also been considered by the Project Board and officers are currently investigating the charitable trust model. This option allows the operator to take advantage of an 80% mandatory rate relief and therefore appears to be the most advantageous. The Project Board will be considering this option further when more information becomes available.
- 2.9 The Sports Village site has outline planning permission for sports provision on formal open space. A reserved matters planning application for Phase 1, detailing the layout of the grass pitches, the drainage arrangements and the planting scheme, has now been submitted and it is expected to be considered by the Planning Committee at its meeting on 16 June. However the layout of the pitches requires that two sections of existing hedgerow need to be removed which are shown in the Design Code for the Kingsmere Development as being mandatory and the Planning committee are being asked to move away from this guidance in granting permission on the reserved matters. The planting scheme provides mitigating planting (over three times the length of hedgerow that is being removed) and enhances the other areas of trees, hedgerows and wild grass areas on the site.
- 2.10 The transfer of the land is currently being progressed and is scheduled to be completed on 1 June 2011 to allow for Phase 1 to commence in July 2011.
- 2.11 Procurement of phase 1 has been progressed via the Council's Procurement Team and as a result of advertisement six companies were shortlisted to be invited to tender. The results of this process can be found in the confidential appendix in Part 2 of this meeting's agenda. The tender evaluation process has concluded that the bid provided by Agripower Ltd represents that which is most economically advantageous to the Council.

Tender evaluation was based upon:

- Prices submitted for the bill of quantities;
- Choice and source of materials;
- Case studies demonstrating approach to unforeseen project challenges;
- Evaluation of potential challenges for the construction project;
- Ideas for adding value to the project;
- References and experience of similar schemes.

## **Key Issues for Consideration/Reasons for Decision and Options**

---

3.1 The section 106 agreement puts a legal obligation on the Council to deliver some outdoor sports facilities and therefore Phases 1 and 2 should be progressed.

3.2 Revenue implications should be addressed by Bicester Town Council

The following options have been identified. The approach in the recommendations based on Option 1 is believed to be the best way forward.

**Option One** Award the contract for Phase 1 and continue to investigate options for the delivery of Phases 2 and 3.

**Option Two** To consider alternative schemes which, because of planting seasons, would delay any work on site until June 2012.

**Option Three** Not to progress the project but to provide a reduced scheme that would only meet the needs of the Kingsmere Development meeting the legal obligations of the Section 106 agreement.

## **Consultations**

---

**The Environment Agency** The Environment Agency has agreed in principle to the removal of the two sections of hedgerow subject to an adequate mitigating planting scheme.

**Countryside Properties** Countryside Properties were consulted on the requirement to remove the sections of hedgerows which are shown as mandatory within the agreed Design Code for the development and have agreed in principle.

## **Implications**

---

**Financial:** The Council has earmarked £1.5m for this project which is sufficient to commit to Phase 1 and to contribute along with other funding to a substantial part of Phase 2. No revenue funding has been budgeted.

Comments checked by Denise Taylor, Service Accountant, 01295 221982

**Legal:** The award of contract for the Phase 1 works to the bidder submitting the tender most economically advantageous to the Council accords with the provisions as to tender acceptance contained in the Council's Contract Procedure Rules.

Any correspondence communicating an award of contract in this matter will need to confirm that the execution of a formal agreement with the successful tenderer for the Phase 1 works is wholly dependent upon planning consent for the outstanding reserved matters being given.

Comments checked by Richard Hawtin, Team Leader - Property and Contracts, 01295 221695

**Risk Management:**

There are no notable risks associated with the recommendations in this report.

Comments checked by Paul Marston-Weston, Head of Recreation and Health, 01295 227095

**Wards Affected**

---

Bicester South, Bicester East, Bicester North, Bicester Town, Bicester West and surrounding rural areas.

**Corporate Plan Themes**

---

**A Safe and Healthy Cherwell**

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. 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.

**Executive Portfolio**

---

Councillor George Reynolds  
Portfolio Holder for Environment, Recreation and Health

**Document Information**

---

<b>Appendix No</b>	<b>Title</b>
Appendix 1	Layout design of Phase 1 of the Bicester Sports Village.
Appendix 2 - EXEMPT	Phase 1 tender evaluation - Exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972
<b>Background Papers</b>	
Executive Report 1 September 2008 – Bicester Sports Village	
<b>Report Author</b>	Philip Rolls, Recreation and Health Improvement Manager
<b>Contact Information</b>	01295 221697 philip.rolls@Cherwell-dc.gov.uk