



Cabinet

29 MARCH 2010

**CABINET MEMBER
FOR RESIDENTS
SERVICES**

Councillor Paul Bristow

**CABINET MEMBER
FOR PARKS,
CULTURE AND
HERITAGE**

*Councillor Frances
Stainton*

**BISHOPS PARK TENNIS COURT
REFURBISHMENT**

**Wards
Palace Riverside**

Tennis provision at Bishops Park requires extensive refurbishment to meet minimum national standards to improve facilities for the public. The proposed refurbishment will see all courts resurfaced, floodlighting of five courts, and reconfiguration of the existing 15 courts to provide 12 full size adult courts and 4 junior courts. This will establish a centre of excellence for tennis in the borough.

The estimated value of the project is £340,000 which will be funded through existing parks capital and external grant funding.

CONTRIBUTORS

DRS
ADLDS
DFCS

Recommendations:

- 1. That the budget expenditure for delivery of the tennis improvement scheme at Bishops Park of £340,000 be approved.**
- 2. That authority be delegated to officers (Director of Residents Services) to award contract(s) to deliver the project**

<p>HAS A PEIA BEEN COMPLETED? YES</p>
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1. BACKGROUND

- 1.1 Hammersmith and Fulham has a celebrated tradition of promoting access to sports for all residents through a wide range of sporting facilities. However, despite investment to improve sports facilities around the borough, there remain significant improvements to be made.
- 1.2 Bishops Park is one of the borough's flagship parks attracting visitors from across the borough. A recent survey in 2008 estimated over 2 million trips (gate counter 2009) to the park. Its significance in the borough is due to the broad range of sports provision and unique heritage landscape.

2. PURPOSE OF THE PROJECT

- 2.1 Bishops Park has the largest number of tennis courts, at a single site, in the borough. The Council has run a number of coaching and competition programmes in Bishops Park for young aspiring tennis players since 2006. Over 2000 children under 12 years have participated in this programme, demonstrating the level of support for playing tennis.
- 2.2 However, the tennis courts have fallen into disrepair and now present health and safety concerns (uneven surfaces, poor site security) in addition to not meeting current minimum standards set by the national regulatory authority, the Lawn Tennis Association (LTA), due to unconventional court sizes and layout.
- 2.2 The need to raise the profile of tennis in the borough is recognised by the Lawn Tennis Association as well as some of our key partners delivering tennis development programmes, such as the Queens Club. Improvements to the Bishops Park facilities, such as the reinstatement of floodlighting to some of the courts, are central to delivering increased tennis participation in the borough.
- 2.3 The improvements to the facilities will also enable the provision of a dedicated programme to enhance grass roots tennis development and allow for a more self sustaining service through greater revenue income generation.

3. POLICY FRAMEWORK

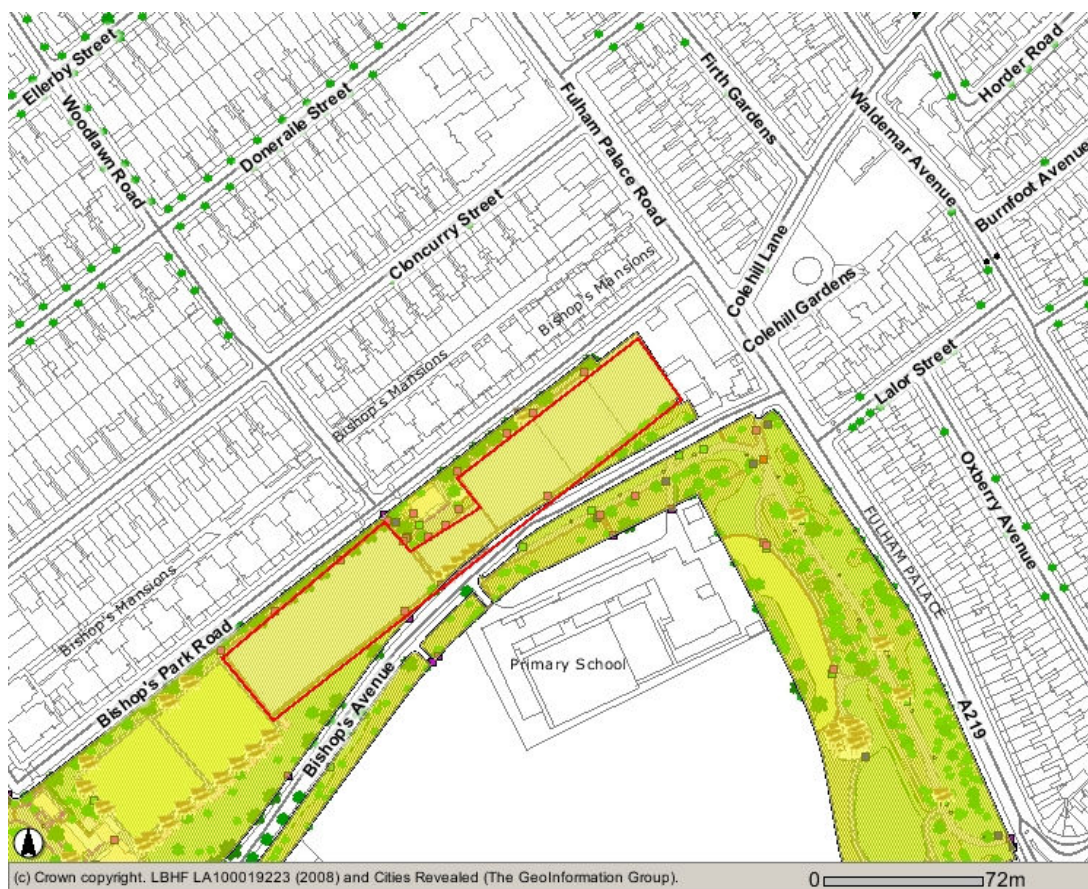
- 3.1 There are a number of applicable local and national policies related to improving sports participation. This project will support the Council's key priority of a "Cleaner Greener borough" through improved facilities in parks.
- 3.2 Tennis is designated as one of the nine key priority sports in the 2006-2012 H&F Sports Strategy. In addition, the improvements made to the Bishops Park tennis facility will support the objectives in the Parks and Open Spaces Strategy 2008 – 2018:
 - Creating safe, attractive and accessible spaces for all;
 - Improving the standard of management and maintenance;
 - Actively involving the community in their local open spaces
 - Increasing participation in open spaces.

3.3 The regional context, The London Plan for Sport and Physical Activity 2004-2008 (Sport England, also sets objective for local authorities to increase levels of participation.

4. SCOPE OF THE PROJECT

4.1 The project is focused on the physical improvement of the existing 15 tennis courts which includes the surface treatment, fencing both internal and boundary, and illumination of five courts as well as egress areas. Total area of improvement is approximately 7,888 sq metres. See Fig. 1:

Fig. 1 Location of tennis court improvements.



4.2 All areas outside the existing footprint of the current tennis courts are outside the scope of this project, including the tennis pavilion and the surrounding landscape. Future improvements to the landscaping around the tennis courts and the tennis pavilion will be addressed as a separate scheme subject to future funding opportunities.

4.3 The introduction of some floodlights in the scheme required planning consent and full planning permission was granted for this element on 23 September 2009. Other physical improvements such as resurfacing and fencing will fall under the 'sites permitted development' rights.

4.4 The specific outcome of the project will be as follows

Outcome/activity	Rationale	Benefits
Resurfacing of all courts	Surfaces are uneven with some having significant level changes. Tarmac surface deterioration	Minimise the health and safety risks. Improve quality of playing surface as well as users' experience of site.
Root barriers installed along the northern boundary of the courts	Boundary tree roots are penetrating through courts creating uneven surface and safety concerns.	Preventative measure to extend the surface lifespan
Floodlighting of 5 courts. (Only centre court and four courts of the south bank will be floodlit).	Currently courts are closed from 4pm in winter months, limiting opportunity and access to tennis for significant period of the year.	Extend the access to tennis in winter months to 8pm, which also provides additional income to support the service.
Court remarking to reduce 15 courts to 12 full size Adult courts.	Present court sizes are too small and safety zones between courts do not meet LTA minimum standards.	Improves quality of play, minimises risk to players.
Introduction of 4 junior courts in junior court zone.	Grass root coaching and development currently not supported by existing set up.	Encourage young players and novices to be introduced to tennis and support long-term growth of sport in the borough
Boundary fencing and internal court separation.	Present fencing dilapidated.	New fencing will improve quality of play and safety. Additional separation of courts in blocks will decrease nuisance from adjoining courts

4.5 Appendix 1 provides an illustration of how the courts will be reconfigured and the design specification.

5. CONSULTATION

5.1 Consultation on improving the tennis courts was undertaken in as part of the Bishops Park Heritage Lottery Fund application process and as part of the formal planning application process for the installation of floodlights in 2009.

5.4 The demand from schools and private clubs for both tennis floodlighting and the associated improvements at Bishops Park has also been expressed through the Urban Tennis project. There are at least six local primary schools that are in the catchment area of Bishops Park and which would directly

benefit from the improvements proposed and have expressed positive interest in participation in the proposed scheme.

- 5.5 The most significant impact of refurbishing the tennis courts will be the potential additional hours of usage of courts in floodlit hours during the winter months. Concerns raised during the planning process were light pollution and potential nuisance from floodlights.
- 5.6 Noise and light nuisance to residents will be managed as a condition of the planning application, with the hours of operation restricted to end at 8:00pm. In addition, a specific level of permissible lighting has been set in the planning conditions approved. The floodlights will have shields that restrict light spillage to a minimum.

6. FINANCIAL AND PROCUREMENT CONSIDERATIONS

- 6.1 The project has evolved through a collaborative partnership with the Lawn Tennis Association, the national regulatory body for tennis. The LTA has assisted with the development of the specification for the scheme with in-kind support through their technical advisors and consultants to achieve a scheme that will meet minimum national standards for both court infrastructure and grass root development programme.
- 6.2 The total cost of the project is estimated at £340k including contingency for possibly phasing project delivery (40K). Funding for the project will be sourced as follows:

Source	Capital amount
Tennis Foundation	£150k
Queens Club	£20k
H&F Parks Capital	£170k
Total	£340

- 6.3 The Tennis Foundation is providing capital funding of £150K (and potentially a further £20K from GLA to be confirmed). The Queens Club, London, has also undertaken to provide a capital grant of £20K towards the refurbishment of the facilities. Funding from the Tennis Foundation is being fast-tracked. There is a minimal risk of not achieving this source of funding but procurement will not be undertaken until the funding is confirmed.
- 6.4 The construction phase of the project will be outsourced, following Council procurement standing orders. Suitable contractors will be awarded to deliver the following works package:

Scope of works	
Floodlights, equipment, control units and connection	£60k
Ground levelling, root barriers and resurfacing	£197k
Fencing	£83k
Total	£340k

- 6.5 Bishops Park represented a total of 70% of tennis booking revenue in 2008/9. These improvements are projected to deliver an estimated increase in net revenue of £20,000 per annum from 2011/12 (first full year) and by 2011/12 net increase from 2008 will be £33,950 per annum.

7. PROJECT TIMETABLE

- 7.1 To ensure minimal impact of the project to users and income stream, the ideal scenario would be to complete the project in single phased before the start of the Tennis Season in May.
- 7.2 This timescale is not possible, but phasing the project to have half the courts completed with floodlights ready for the winter season and the rest completed in the autumn will ensure continuity of provision throughout the year but will reduce service and income at peak season. Therefore the following programmes are proposed:

Activity	One phase	Two phases
Procurement process	February 2010	February 2010
Award Contract	April 2010	April 2010
Contractor on site	October 2010	April 2010 – June 2010 October 2010 – December 2010
Completion of works	December 2010	December 2010

8. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

- 8.1 Although £170k has been set aside from the Capital Fund for parks development, the project is dependent upon a further £170k of additional funding. The project will only go ahead when this external funding has been realised. As well as improving the facility and tennis participation in the borough, the improvements to the facilities are expected to yield an extra £20k of net revenue per annum.

9. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 9.1 The Council has the power to provide and improve sports facilities in its parks and open spaces.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Parks and Open Space Stragety	Rob Kelly 2292	Parks and Culture
2.	Bishop Park tennis courts Planning Application	Paul Bassi 2599	Parks and Culture
3.	2006-2012 Sports Strategy	Terry See	Parks and Culture

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