

Cabinet

7 FEBRUARY 2011

**CABINET MEMBER
FOR RESIDENTS
SERVICES**

Councillor Greg Smith

**LINFORD CHRISTIE OUTDOOR SPORTS
CENTRE – ALLOCATION OF S106 FUNDING**

This report seeks approval for the allocation of funding towards the Linford Christie Outdoor Sports Centre improvement project in order to allow:

- a) the appointment of a contractor to carry out the necessary works;
- b) covering the costs associated with completing the project.

This will require the allocation of £160,000 of funding from a range of S106 agreements.

Recommendations:

- 1. That the allocation of £160,000 from a range of S106 agreements be approved to cover the anticipated costs of appointing a works contractor to carry out minor refurbishment works and other costs associated with completing this project**
- 2. That approval be given to the estimated value of the works of £160,000, to be drawn down from the associated sum.**

Wards:

**College Park
and Old Oak
Wormholt and
White City**

CONTRIBUTORS

DRS
ADLDS
DFCS

**HAS A EIA BEEN
COMPLETED?
YES**

**HAS THE REPORT
CONTENT BEEN RISK
ASSESSED?
YES**

1. BACKGROUND

- 1.1. The proposed works cover the Linford Christie Outdoor Sports Centre for which the Cabinet Member for Residents Services has responsibility. The Outdoor Sports Centre is located on Wormwood Scrubs and is held under a charitable trust in respect of which the Council is the corporate trustee.
- 1.2. The existing facilities at the Linford Christie Outdoor Sports Centre and Wormwood Scrubs include:
 - UK Athletics certified athletics facility
 - Pavilion with 18 no. changing rooms and clubroom
 - 12 no. full size football pitches
 - 2 no. mini soccer pitches
 - 1 no. junior football pitches
 - 3 no. full size rugby pitches
 - 1 no. full size AW football/hockey pitch
 - 4 no. 5-a-side AW pitches
- 1.3. The facility has for many years been considered as the key West London outdoor Sports facility for club development and organised sport. The Football Foundation recognise the site as the second largest football green field site in the London Region and the stadium has been identified as a potential 2012 Olympic training facility.
- 1.4. In recent years the site has benefited from a number of external funding applications; two of which established a new Barclays Spaces for Sport floodlit football and hockey complex and a Community Athletics Refurbishment Programme grant to upgrade the track and field facilities.
- 1.5. The auxiliary buildings that now support this comprehensive list of sport facilities were built in 1967 and have received minimal improvement works other than general maintenance. It is now recognised by a number of the key sporting Governing Bodies, including the Football Foundation and Sport England, that there is a need to maximise funding opportunities with a view to possibly re-developing the pavilion block.
- 1.6. To this end, the Resident Services Department's, Community Sport Team have established a Stakeholder Group consisting of key users, professional clubs, Council officers and a number of sporting Governing Bodies with a view to establishing a way forward.

2 PROGRESS TO DATE

- 2.1 In the last twelve months, the cost of maintaining antiquated piping, electrical and plumbing systems has increased, yet there is still a need for additional investment to maintain standards to prevent loss of income and to safeguard the reputation of the centre whilst future plans are being developed.

3 ANTICIPATED COSTS

- 3.1 The one-off capital expenditure required to complete the remaining scheme of works is set out below:

Works List : Linford Christie Outdoor Sports Centre

Job:	S106 contribution
Fencing around 5v5 pitches	£9,000
Security measures	£12,000
Stadium roof (install new downpipes and re-paint)	£19,000
Outside store (roof needs repairing)	£2,000
Fire doors	£8,000
General Decoration and repairs	£35,000
External doors need to be changed or fixed.	£4,000
Lighting in undercover area needs updating	£3,000
2 Skylights (need replacing above community room)	£2,000
Track Needs Cleaning	£6,000
Track needs repairing (after track clean)	£5,000
Showers be changed to "push button" operation and system overhaul	£12,000
All external buildings need painting Inc, main building and stand	£15,000
Track Kerbing replacement	£6,000
Repair training area floodlights	£18,000
Maintenance for clubroom	£6,000
Contingency	£4,000
TOTAL including fees and charges	£160,000

4. AVAILABLE FUNDS

- 4.1 The S106 agreements that have been identified in relation to potential funding opportunities for this scheme of works include:

Funding Sources	Amount Available
Harrow Road (635) Application Ref No 2007/02889/FUL	£150,000
North Pole Road (580) Application Ref No 2005/00701/FUL	£10,659

5. TIMETABLE

- 5.1 The scheme of works needs to be carried out immediately as most of the jobs included could and eventually will have an effect on the daily management of the facility. There are in some cases health and safety issues that could potentially mean possible closure of the centre if the works

are not carried out. Cancelled pitch and facility bookings would greatly adversely affect annual income targets.

6. RISK MANAGEMENT

- 6.1. Until Linford Christie Outdoor Sports Centre is fully re-developed it will continue to be a financial risk to the department. Much of the work that has already been carried out in the last twelve months has greatly reduced this risk. There is a need to complete the stated areas of work to maintain the standards set out by the Community Sports Team.

7. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

- 7.1 The one-off capital improvement works set out above can be fully funded from the uncommitted section 106 monies set out in section 4 above. There are no ongoing revenue costs associated with the capital improvement works.
- 7.2 These works are required to make the facilities fit for purpose and thereby justify the existing fees and charges. If these works are not completed there is a risk that existing income will reduce significantly, thereby putting unnecessary pressure on the Department's revenue income targets. It is not expected that these improvement works will allow for significantly more income over and above the existing targets and so is not considered for further efficiency savings going forward.

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

- 8.1. The section 106 monies, identified to be used to cover the proposed expenditure, were received for purposes including the improvement and/or provision of open space and sports facilities in the area. Accordingly, they are available for use in accordance with the recommendations in this report.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Harrow Road (635) Application Ref No 2007/02889/FUL	Mr Gavin McCreadie x 3478	Environment Department TH Extension
2.	North Pole Road (580) Application Ref No 2005/00701/FU	Mr Gavin McCreadie x 3478	Environment Department TH Extension
CONTACT OFFICER:		NAME: Terry See EXT. 4756	