

Committee/Meeting: King George's Fields Charity Board	Date: 5 March 2014	Classification: Unrestricted	Report No: 3.1
Report of: Corporate Director, Communities, Localities & Culture Originating Officer: Lisa Pottinger		Title: Stepney Green Astro-turf Development Wards Affected: St Dunstan's & Stepney Green/Mile End and Globe Town	

Reason for Urgency

It is necessary for the King George's Trust Board to consider this report at its meeting on 5th March 2014 as the grant conditions set by the Football Foundation require allocation of the grant by 31st March 2014. The matter has been delayed by the longer than anticipated period required to obtain planning permission which was a precondition of the grant.

The Chair of the King George's Trust Board is recommended to:

Agree that he is satisfied that this matter is urgent, as defined in the Authority's Constitution (Part 4 Rules of Procedure, Section 4.2 Access to Information Procedure Rules, Rule 6 Items of Business, sub paragraphs 6.3 and 6.5). The special circumstances justifying urgency are set out in the Reasons for Urgency detailed above.

1. SUMMARY

- 1.1 This report provides details of the proposed redevelopment of the sports facilities in Stepney Green Park which includes the replacement of the existing second generation (2G) astro-turf with a third generation (3G) surface, the replacement of the existing pitch lighting with a modern artificial floodlighting system and the installation of 4.5 metre high ball-stop fence to the pitch perimeter. This development essentially replaces like for like facilities and will have a negligible impact on the existing park footprint. A Plan of the site can be viewed in Appendix 1.

2. **DECISIONS REQUIRED**

King George's Fields Charity Board is recommended to:

- 2.1 To note that under the terms and conditions of the grant, a 21 year clawback period is included on the astro-turf site, which prevents the Council from selling, transferring, leasing, licensing, mortgaging or changing the function of the astro-turf without prior written consent from the Football Foundation.
- 2.2 To approve the adoption of the capital estimate for the redevelopment of the Stepney Green Park site as outlined in point 1.1 of this report and grant delegated powers to officers to undertake any actions considered necessary to enhance and protect trust lands conduct as part of this development.

3. **BODY OF REPORT**

- 3.1 The Stepney Green Astro-turf with floodlights is a well-used community facility that has been in situ for nearly twenty years. After extensive use, both the astro-turf and floodlights no longer meet national standards, are coming to the end of their natural lives and are in need of replacement. There is no provision within the Council's existing capital budgets for these works and consequently an application was made to the Football Foundation in 2012 to fund the development of a full size third generation pitch, an eight column mast floodlighting system and new 4.5 meter high ball-stop fencing to the pitch perimeter.
- 3.2 Following a successful application, The Council was awarded a £451,000 grant to fully fund the development. However, the grant awarded is Exchequer funding and as a result the Football Foundation is required to allocate the grant by 31st March 2014.
- 3.3 The grant award was subject to a number of terms and conditions, the first of which was gaining planning permission for the development. Unfortunately, this process took longer than anticipated due to a several objections during the consultation phase, which were subsequently withdrawn, prior to the report being presented at Development Committee. Planning permission was approved in November 2013 but this has delayed finalising the completion of the award and tender process for the project, which has condensed the time frame available to conduct the works and allocate the project funding.
- 3.4 To protect the Football Foundation's investment in the facility, a 21 year clawback period is stipulated as a grant condition. During this period, the Council may not sell, transfer, lease, licence, mortgage or change the function of the Stepney Green Astro-turf facility without prior written consent from the Football Foundation. This is a standard

clause within the Football Foundation's grant terms and conditions and without compliance; the Council cannot be awarded the grant.

- 3.5 The Football Foundation has recommended that works commence on site from the week commencing 3rd March.
- 3.6 Should the Board grant approval for this development, the pitch will not be available for hire to the local community whilst the works are taking place and due to the need to complete the works before the end of March it will be necessary to cancel the last 4 weeks of bookings at the site.
- 3.7 The Board is asked to note that the borough will receive a fully refurbished community sports facility at no cost to the Council and should the Board decline approval for the development, there is no capital funding available to refurbish the site, which is in need of replacement.
- 3.7 Consequently, The Board is asked to confirm its support for the Stepney Development and allow the works to commence on site from 6th March, allowing the local community to benefit from a new facility that more adequately meets their needs.

4. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 4.1 The report seeks the approval and the adoption of a Capital estimate by the King George's Fields Charity Board for the redevelopment of the Stepney Green Park site. The total cost of the development works as outlined in Para 1.1 is expected to cost £451,000. This will be fully funded from the grant award to the Council of £451,000 from the Football Foundation as part of the Exchequer funding. The Board are also asked to note the terms and condition of the grant which provides for a clawback period of 21 years on the Astroturf site. The allocation of the grant is therefore dependent on the development commencing in the current financial year with an estimated 10-11 week build.

5. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL SERVICES)

- 5.1 The Council is the Trustee of the Mile End Charity pursuant to the Governing Document which is a Scheme dated 28 February 2000. The Council's constitution establishes the King Georges Fields Charity Board to administer the Charity's affairs and discharge the Council's trustee functions.
- 5.2 It is the duty of the Trustees to exercise their powers in the best interests of the present and future beneficiaries and ensure trust assets are adequately maintained.

5.3 The Trust is not being asked to enter into any document regarding future use of the land; simply to note that the Council is subject to clawback on the grant should the land not be used for as an Astro Turf football facility for the period of 21 years from the date of the grant. This does not contravene the Scheme of Management approved by the Charity Commission on 28th February 2000.

5.4 It is understood that the replacement fencing is a straight forward replacement for the existing fencing and does not expand on the enclosed area

6. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

6.1 There are no direct sustainability implications in this report.

7. RISK MANAGEMENT IMPLICATIONS

7.1 Managing financial risk is of critical importance to the Directorate and maintaining financial health is essential to sustaining and improving service performance. Specific risks are project managed, recorded and progress is monitored through the directorate risk register process.

8. CRIME AND DISORDER REDUCTION IMPLICATIONS

8.1 It is envisaged that improvements to site fencing will significantly reduce anti-social behaviour and vandalism in the astro-turf area.

9. EFFICIENCY STATEMENT

9.1 The installation of new floodlights will make considerable efficiency improvements, which are also incorporated into capital works conducted on the site.

10. APPENDICES

Local Government Act, 1972 Section 100D (As amended) List of "Background Papers" used in the preparation of this report

Brief description of "background papers"

*Name and telephone number of holder
and address where open to inspection.*