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## Meeting of the Executive Member for Leisure & Culture and Social Inclusion and Advisory Panel

24 March 2009

Report of the Assistant Director (Lifelong Learning and Culture)

### Manor School Community Use.

#### Summary

1. This report asks the Executive Member to:
  - Approve a Community Use agreement between City of York Council and Manor CE School for the use of the school's sports facilities
  - Approve a capital scheme to develop additional community sports facilities on the site

#### Background

##### Community use agreement

2. Due to the shortage of sports facilities at the current Manor School site there is no formal community sports use (although the school does run holiday schemes and has some informal after school activity primarily targeted to cater for their own pupils).
3. Community use was very much at the forefront of the design for the new school. As has been widely reported the school is planning to offer community use of the performing arts space, conferencing and catering, and indoor and outdoor sports facilities. Formalising the arrangements for community sports use through a community use agreement was a condition of the planning approval for the new school. The planning requirement was for this agreement to be in place prior to occupation of the new school.
4. From April the new school site will become fully operational and the community use of the sports, arts and conferencing facilities will begin. The facilities available include:
  - Outdoor football, cricket, rugby and, hockey grass pitches
  - Outdoor netball, basketball, tennis courts or team training space on the multi-use games area.
  - An outdoor full size floodlit astro turf pitch primarily for football and hockey but also available for training activities for other sports.
  - An indoor 4 court hall sports hall, gym and activity space,
  - A separate performing arts hall and related facilities.

- The associated changing and ancillary facilities to support these activities.

The school already has a number of confirmed bookings for the sports hall, the netball and tennis courts and the astro turf pitch.

5. The Council's Sport & Active Leisure team have worked closely with the school on the community use agreement. Officers are confident that the school is committed to community access to the site and has done extensive research and background work into pricing, marketing, and operational arrangements for the site. The proposed community use agreement (set out in Annex 1) ensures:
  - A partnership approach to sports development and increasing participation in physical activity.
  - That there will be a minimum of 25 hours of community access to school facilities each week during term time, and more during holiday periods.
  - That the facilities are offered at a cost comparable to similar facilities operated by the Council and its partners across the city.
  - That there is regular monitoring of the programme, the levels of usage and the accessibility of the facilities.
6. Community sports use on the site is planned to be a mix of after school training and fixtures, run by the school and their partner clubs, termly community club bookings for training and regular fixtures, and one off bookings for events, matches and tournaments.
7. Officers are confident that the management arrangements will ensure that the facilities are accessible, offered at a comparable cost to other similar facilities in and around York and will contribute to broader sports development, particularly in the North and West of the city.

#### **Additional Football Facilities**

8. During the development and construction of the new school Manor CE School, the Council's Sport & Active Leisure team and Poppleton Tigers Junior Football Club have formed a partnership to develop additional and enhanced football facilities in the Poppleton / Millfield Lane area.
9. Poppleton Tigers Junior Football Club is a FA Charter Standard Club awarded the North Riding Community Club of the year in 2008. They have over 300 players covering the full junior age ranges of five to eighteen years. The club has over 20 teams playing in leagues across the county. The Millfield Lane site is also home to Poppleton Ladies FC.
10. A joint project has been planned which includes:
  - The development of a club house for Poppleton Tigers on their land on Millfield lane to the South East of Poppleton (marked as 1 on Annex 2)
  - The acquisition of additional land adjacent to the new school site from North Yorkshire County Council to create additional grass pitches for school and community football (marked as 2 on Annex 2)

- The development of additional community changing rooms on the school site to support the use of the new pitches and community use of the other outdoor sports facilities (marked as 3 on Annex 2)
11. These combined elements will provide enhanced facilities for the school and club primarily but also for the broader community through the additional capacity which will be created. These partnership arrangements will be covered in a partnership agreement attached to the community use agreement and will include:
- The club's access to the additional pitches needed for its growing membership
  - The provision of club and teaching space that is required for a club of the status of Poppleton Tigers
  - Guaranteed access for the club to the astro turf and other sports facilities on the school site for regular training sessions
  - A joint football development plan which will benefit players at the school and the club
  - Guaranteed access to the club house facilities for the school for sports tournaments, events and teaching sessions
  - Qualified club coaches available to develop the skills and ability of the school's teams
12. This project will require extensive external funding, primarily from the Football Foundation. It will also require partnership funding from both the school and the club.

### **Consultation**

13. This scheme has the support of the school community and the extensive membership of Poppleton Tigers Junior FC. The school has run an information campaign and an open day giving information about the facilities available for community use. This day was very well attended and led to a number of community bookings. Each of the project elements identified in paragraph 7 will require planning approval, this will be subject to the usual planning consultation requirements.
14. At the Council meeting of 27 November 2008 a petition was received from Acomb ward residents requesting the retention of the existing school's playing fields by the Council and for them to be made available for public use.
15. The Head of Property Services has confirmed that the site is to be retained until the future of the York North West development is determined. In the meantime plans for leasing the site to a private tenant are progressing. The new Manor School site will provide community facilities on a significant scale which were not previously available in this area. There would not appear to be any short-term reason to create further community access on the old site (where none currently exists). Officers recommend that provision for sport and open space in this area in the future is considered as an essential part of planning the York North West development. In the meanwhile the views of

residents expressed in the petition will be passed to the Head of Property Services.

### **The Capital Scheme**

16. The total cost of the capital scheme will be approximately £1m. It consists of the following elements:
  - £500k to build the new club house on the Poppleton Tigers site. A bid for 70% of the funding will be made to the Football Foundation. The club will be responsible for their own fundraising to raise the remainder
  - £180k to acquire the additional land and approximately £185k for the ground works required to drain, level and create pitches on it. A bid will be made to the Football Foundation for 50% of this cost (the maximum the Football Foundation will contribute to a school based project) and the remainder will be funded through prudential borrowing to be repaid by the rental payments from leasing the land to the school
  - £200k for the development of community changing rooms on the school site
17. Budget Council agreed an allocation of £200k to this project to be used as a capital grant to the school to develop the community changing rooms. These will be designed to comply with Sport England design guidance and to accommodate players of all ages for the full range of outdoor sports on offer.

### **Next Steps**

18. Provisional terms have been agreed with North Yorkshire County Council for the purchase of the additional land. Once plans for the layout of the pitches and the ancillary facilities are progressed the Head of Property Services will seek approval from the Council's Executive to purchase the land subject to a successful application for funding from the Football Foundation to develop it.
19. It is proposed that the land is leased to the school for a minimum of 25 years at a rent to cover the cost of the borrowing for the purposes of fulfilling the community use and partnership agreements.
20. Two separate, but inter-linked applications will be made to the Football Foundation by:
  - Poppleton Tigers Junior FC for the club house, following planning approval and completing the partnership fundraising for the scheme. It is hoped that this will be early in 2010.
  - Manor CE School for the land purchase and ground works, following agreement with the club on the layout and usage of the new pitches and planning approval.
21. It is anticipated that planning applications for the changing rooms and the pitch development work will be submitted by the school by December 2009. Completion of these projects will then be dependent on the work schedules and the Football Foundation funding. The pitches will also require at least one

year's full growth to become established before they can be used. This indicates that the first season's use could be from September 2011.

### **Corporate Priorities**

22. Providing the widest and most accessible range of high quality sports and recreation facilities for the City is an essential element in delivering the council's priorities of:
- Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest
  - Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city
  - Improve the actual & perceived condition and appearance of city's streets, housing estates & publicly accessible spaces

### **Implications**

#### **Financial:**

23. Phase 1 of this scheme, to purchase the land, and carry out ground works to create new grass pitches and construct changing rooms was the subject of a CRAM bid for the 2010/11 Capital Budget round. This CRAM bid was approved at full Council on 26 February 2009 at a gross cost of £550k, with £200k being allocated from corporate capital receipts and the remainder funded by a mixture of Football Foundation Grant (£170k), Prudential Borrowing (£170k) and Section 106 contributions (£10k).
24. The operation of the facilities will be managed by Manor School as an Extended School facility, with separate accounts maintained outside of the schools delegated budget, which will be required to be self-financing, as the school cannot subsidise extended schools activities from the delegated budget.

#### **Property:**

25. All the property implications are contained within the report. It will be the intention to grant a long lease to Manor school for the additional land and a rental charge will be made until the Council's borrowing has been repaid and then the rent will reduce to nil in return for community access to the site following the principles already established in the community transfer of assets.
26. There are no legal, equalities, crime and disorder, HR or IT implications of this paper.

### **Risk Management**

27. The risk assessment has been completed and assessed as being 4. The risks are minimal and will require periodic monitoring which will be carried out through the partnership arrangements set out in the community use agreement.

## Recommendations

28. The Executive Member is asked to agree to:

- Approve the community use agreement set out in Annex 1 for the facilities at Manor CE school and authorise the Assistant Director (Lifelong Learning & Culture) to sign it on behalf of the Council
- Approve the £200k grant award to manor school for the provision of additional changing facilities to support community sports use of the site
- Recommend to the Executive the purchase of the additional land and its subsequent lease to Manor CE school subject to:
  - a successful bid for funding to the Football Foundation
  - agreement of satisfactory terms with Manor CE School

Reason: To provide additional sports facilities for youth and adult community sport to encourage increased participation in active recreation and to provide additional pitches to meet the requirement identified in the city's playing pitch strategy.

## Annexes:

1. Draft Manor School Community use agreement
2. Site Plan for new facilities development

## Contact Details

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### Chief Officer responsible for the report:

Charlie Croft  
Assistant Director (Lifelong Learning and  
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**Report**      ✓      **Date** 9.3.09.  
**Approved**

### Specialist Implications Officers:

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### Wards Affected:

**All** ✓

**For further information please contact the author of the report**