
Report To:	Education & Communities Committee	Date:	23 January 2018
Report By:	Corporate Director Education, Communities & Organisational Development	Report No:	EDUCOM/14/18/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Leisure Pitches Strategy Asset Management Plan		

1.0 PURPOSE

- 1.1 To seek approval for additional capital funding to create a sustainable Leisure Pitches Strategy Asset Management Plan for non-School Estate (SEMP) pitches.

2.0 SUMMARY

- 2.1 There is currently a Repairs & Renewals Fund to cover investment in aspects of the Leisure estate including the maintenance and renewal of the artificial pitches which are not covered by the SEMP. At the end of 2016/17 this stood at just over £1M.
- 2.2 With the current lifecycle model for these pitches, a combination of maintenance and renewal costs are projected to use the repairs and renewals fund up entirely by 2022/23 as three pitches fall due for renewal that year. Even without any indexing of costs, the total cost by the end of 22/23 will be £1.26M.
- 2.3 Allocating £120K per annum from the Capital Programme from 2018/19 will ensure that the Repairs & Renewals Fund will last through to 2026/27 by which time all of the pitches will have been renewed and this allocation and policy can be reviewed.

3.0 RECOMMENDATIONS

- 3.1 That the Committee agrees:
1. To remit to the budget process, the allocation of £120K annually from 2018/19 from the Capital Programme to a Leisure Pitches Strategy Asset Management Plan to fund the repair and renewal of the non SEMP artificial pitches.

4.0 BACKGROUND

- 4.1 The Repairs & Renewals fund for the rejuvenation and replacement of the carpets and associated equipment on the 3G pitches not covered by the SEMP stood at £1.05M at the end of 2017/18. With pitches falling due for renewal in 2021/22 (1) and 2022/23 (3) the fund would be entirely used up before all of these pitches had been renewed. A further two pitches would be outstanding in 2024/25 and 2025/26 with no financial provision for their renewal.
- 4.2 The addition of £120K per annum from the Capital Programme would smooth the process through to 2026/27. Allowing for a roughly 12 year lifespan for pitch carpets, this would enable a view to be taken on future funding at that time with the next renewal not being due until 2033/34.
- 4.3 The Leisure Pitches Strategy Asset Management Plan covers 6 full sized 3G pitches at Parklea, Lady Octavia, Battery Park, Broomhill and Drumshantie Road as well as 5-a-side pitches at Lady Octavia and a MUGA at Robert Street.

5.0 PROPOSAL

- 5.1 It is proposed that £120K per annum is allocated to form a Leisure Strategy Asset Management Plan for the non SEMP pitches, the financial details of which can be seen in Appendix 1. Appendix 1

6.0 IMPLICATIONS

Finance

- 6.1 An annual allocation of £120K would be made from capital to support the Leisure Strategy Asset Management Plan.

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
Leisure Strategy Asset Management Plan	Capital	2018/19	£120K		

Legal

- 6.2 None

Human Resources

- 6.3 None

Equalities

6.4 None

Repopulation

6.5 The maintenance of a high quality leisure estate enhances the attractiveness of Inverclyde as a place to live.

7.0 CONSULTATIONS

7.1 The CMT has reviewed the proposal in detail and has fully endorsed the report's recommendations.

8.0 BACKGROUND PAPERS

8.1 None.

Finance Strategy												
Repairs & Renewals Fund - Leisure Strategy												
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Balance B/fwd	(957,269)	(1,050,049)	(1,121,749)	(1,186,149)	(1,195,049)	(1,209,949)	(1,212,649)	(451,949)	(460,949)	(354,749)	(151,449)	
Additions:												
Leisure Strategy	(249,780)	(145,000)	(60,000)	0	0	0	0	0	0	0	0	
Maintenance Payments:												
Leisure Strategy	160,000	77,000	1,200	0	0	15,400	785,000	0	115,400	210,400	0	
Interest												
Leisure Strategy	(3,000)	(3,700)	(5,600)	(8,900)	(14,900)	(18,100)	(24,300)	(9,000)	(9,200)	(7,100)	(3,000)	
Balance:												
Leisure Strategy	(1,050,049)	(1,121,749)	(1,186,149)	(1,195,049)	(1,209,949)	(1,212,649)	(451,949)	(460,949)	(354,749)	(151,449)	(154,449)	
Balance at Year End	(1,050,049)	(1,121,749)	(1,186,149)	(1,195,049)	(1,209,949)	(1,212,649)	(451,949)	(460,949)	(354,749)	(151,449)	(154,449)	
Proposed Capital Budget Requirements												
Capital Budget												
Annual Budget			120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	
C/fwd			0	0	72,900	144,500	0	0	110,000	0	0	
Total Budget Available			120,000	120,000	192,900	264,500	120,000	120,000	230,000	120,000	120,000	
Maintenace Requirements:												
Lifecycle Maintenance		66,000	111,200	37,100	38,400	269,900	895,000	0	335,400	320,400	0	
Miscellaneous Fencing, Goal posts etc		11,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Total estimated requirements		77,000	121,200	47,100	48,400	279,900	905,000	10,000	345,400	330,400	10,000	
Funded from R&R Fund		77,000	1,200	0	0	15,400	785,000	0	115,400	210,400	0	
Remaining Budget		0	0	72,900	144,500	0	0	110,000	0	0	110,000	