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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b>	<b>1 September 2020</b>
<b>Report By:</b>	<b>Corporate Director Education, Communities &amp; Organisational Development and Chief Financial Officer</b>	<b>Report No:</b>	<b>EDUCOM/45/20/EM</b>
<b>Contact Officers:</b>	<b>Eddie Montgomery</b>	<b>Contact No:</b>	<b>712472</b>

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**Subject: Artificial Sports Pitches Asset Review / Lifecycle Plan**

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## **1.0 PURPOSE**

- 1.1 The purpose of this report is to update the Committee in respect of the review completed of the existing artificial pitches asset management plan.

## **2.0 SUMMARY**

- 2.1 The report provides details of the proposed revised asset plan based on a review incorporating external condition assessment information and analysis of pitch usage data.
- 2.2 The report also outlines the options considered in respect of the approach to the Parklea Community Sports Facility and recommendation on the scope of works for that location.

## **3.0 RECOMMENDATIONS**

- 3.1 It is recommended that the Committee:
- notes and approves the revised artificial sports pitches asset management plan provided as Appendix 1;
  - notes and approves the recommended scope of works for the Parklea Community Sports Facility 3G lifecycle replacement works as detailed within section 6.0.

**Ruth Binks**  
**Corporate Director Education,**  
**Communities & Organisational**  
**Development**

## **4.0 BACKGROUND**

- 4.1 The January 2018 Education & Communities Committee approved a report seeking funding to create a sustainable Leisure Pitches Strategy Asset Management Plan for non - School Estate (SEMP) pitches. The Council agreed to allocate £120,000 annually to supplement the funding in the Leisure Repairs and Renewals Fund to meet the life cycle costs associated with the large 3G Pitch estate. The ongoing requirements for major maintenance and lifecycle replacement of sports pitches across the Leisure Estate are addressed through the Leisure Pitches Strategy Asset Management Plan and capital allocations monitored through the Education & Communities Committee.
- 4.2 The School Estate funding model includes a lifecycle fund to address maintaining the condition and suitability of the revitalised estate. The fund allocations are profiled such that the initial allocation of circa £400K in 2014/15 increases to just below £2m in 20/21 with further projected increases over time (subject to capital funding constraints and budget setting process). This funding will be vital in the years following the completion of the major capital projects and end of the SEMP programme to address the necessary elemental renewal required to maintain a good standard of asset condition and suitability across the estate including the various school 2G, 3G and Polymeric surfaced pitches and multi-use games areas.

## **5.0 REVISED PITCHES ASSET MANAGEMENT PLAN**

- 5.1 The document included as Appendix 1 reviews the position of the artificial pitch assets in terms of condition as assessed by external specialist consultants and the lifecycle / major maintenance works carried out to date. It also considers data provided by the Inverclyde Leisure Trust on pitch usage patterns and potential implications on the assumed life expectancy of pitch carpets within the original plan with recommendations for reprioritisation of planned lifecycle expenditure.
- 5.2 The plan includes a list of key assumptions including the specification level of any works planned for replacement carpets. Section 6.0 below addresses the position with the Parklea Community Sports Facility 3G pitches and the recommendation in connection with this specific location. Further consideration is also required on the future of some assets such as the Broomhill 3G pitch subject to further consultation and report to Committee.

## **6.0 PARKLEA COMMUNITY SPORTS FACILITY**

- 6.1 The Parklea facility includes two 3G pitches with the larger stadium pitch having a 60mm carpet and a shockpad on a dynamic base (suitable for football and rugby/American football training), and the smaller (but still full size) pitch No.2 having a 42mm carpet and a shockpad on a dynamic base. The stadium pitch currently receives annual external testing in connection with confirming its continued suitability for use in connection with rugby/American football training.
- 6.2 The artificial sports pitches at Parklea are currently partly utilised by Morton Football Club (MFC) in connection with the Morton Youth Academy who book a proportion of the pitches available time through Inverclyde Leisure (in addition to their use of other Inverclyde School and Leisure estate artificial 3G pitches). The Club has historically accessed funding available through the Scottish Football Association (SFA) to support their activities and this requires that the facilities used meet a minimum standard.
- 6.3 Officers from Education and Communities have met with representatives from MFC and SFA to discuss the plans for the replacement carpets at Parklea in order to clarify whether the proposals within the current asset plan meet the minimum standards required and align with the continued use by MFC to allow access to the external funding. To date there has been agreement that the carpet and shockpad specifications proposed are acceptable as they meet the current FIFA QUALITY standard. There has been a view expressed by the SFA that the existing dynamic base would not be the preferred specification although it is accepted that the pitches were originally constructed in this way and will meet the standard with this. A summary of the different approaches to pitch construction (extracts from specialist pitch contractor guidance) is included

as Appendix 2 to this report.

- 6.4 It should be noted that the majority of Inverclyde artificial 3G pitches have been constructed with a dynamic base. This aligns with the typical community use nature of the facilities and the fact that there is no requirement / need for the Council to regularly commission external verification / testing houses to certify that they meet a specific FIFA standard over the life of the installations. All regular maintenance is carried out through the Council Grounds Maintenance Service with the exception of the more major lifecycle works such as full rejuvenation (as outlined within the plan in Appendix 1).
- 6.5 The provision of an Engineered base is generally accepted to provide an installation more aligned with a professional club pitch and will assist in maintaining a more consistent surface which is more likely to be able to be maintained and regularly tested to a set standard over time should that be a requirement. It should however be noted that:
- The provision of an engineered base does not guarantee that testing either annually or bi-annually will pass. It does make it more likely that surface deformations will not occur although still possible via the infill (which is easier to rectify). The pitch maintenance is key to addressing this.
  - The Parklea pitches are community pitches and will continue to be so with the associated level of use and risk inherent in that i.e. the carpets will take a lot of use/abuse with less control over proper footwear etc. than a professional/club pitch.
  - The maintenance carried out by Grounds Maintenance Service is to a good standard but not completely in alignment with that recommended by an external pitch specialist. It is recommended that the existing arrangement is enhanced to include an annual deep clean of pitches subject to a regular testing requirement.
- 6.6 The options considered for the Parklea pitches are outlined below:

**Base Option** – Replacement of both pitch carpets with 60mm FIFA QUALITY standard carpet and new shockpad to suit football and rugby/american football training. Note this alters the specification of the existing Pitch No.2 to provide increased flexibility (currently Pitch No.2 is not suitable for rugby/american football training) and offers the ability to manage the bookings across the 2 pitches to a more equal level (current use of Stadium pitch is much greater than Pitch No.2 – see Plan in Appendix 1).

**Enhanced Option 1** - Replacement of both pitch carpets and shockpads as per the base option but with the addition of an open graded macadam layer to the Stadium pitch upgrading this pitch to an Engineered base.

**Enhanced Option 2** - Replacement of both pitch carpets and shockpads as per the base option but with the addition of an open graded macadam layer to both pitches upgrading both pitches to an Engineered base.

- 6.7 The above options were considered by the Council's Corporate Management Team with agreed recommendation that enhanced option 1 above be taken forward. It should be noted that this can be contained within the current funding model resources. It should also be noted that enhanced option 2 is not able to be contained within the existing funding model resources requiring either additional funding or re-profiling of the model.

## 7.0 IMPLICATIONS

### 7.1 Finance

As outlined within the plan in Appendix 1 it is intended to manage the revised asset plan within existing resources i.e. the School Estate Funding Model for SEMP Pitches and the Repairs and Renewal / Education & Communities Capital funding for the Leisure Estate Pitches. The tables below provide a summary of the options for the Parklea Community Sports Facility as outlined in section 6.6 above.

## Financial Implications:

### One off Costs

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments
82958	R&R/E&C	2020/21	647		Base Option
82958	R&R/E&C	2020/21	787		Enhanced Option 1
82958	R&R/E&C	2020/21	902		Enhanced Option 2

### Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
TBC	Grounds	2021/22	£2-3K / pitch		Annual deep clean via external maintenance contractor
TBC	Grounds	2021/22	£2K / pitch		Annual testing by specialist to certify compliance (rugby / football)

## 7.2 Legal

None.

## 7.3 Human Resources

None.

## 7.4 Equalities

(a) Has an Equality Impact Assessment been carried out?

YES

X NO - This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

X

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

**7.5 Repopulation**

None.

**8.0 CONSULTATIONS**

- 8.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, Policy and Communications has not been consulted.
- 8.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.
- 8.3 The Artificial Sports Pitches Asset Review / Lifecycle Plan was considered by the Corporate Management Team with recommendation of enhanced option 1 agreed.

**9.0 BACKGROUND PAPERS**

9.1 Attached are the following documents:

- Appendix 1: Artificial Sports Pitches Asset Review / Lifecycle Plan
- Appendix 2: Pitch Construction



## Artificial Sports Pitches Asset Review / Lifecycle Plan



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## **1 Background and Report Context**

The original Inverclyde Sports Strategy was approved by the Council's Community Committee in March 2007 and part of the Strategy included an assessment of pitches in Inverclyde. A Sports Pitches Action Plan was written by the Council's Sports Strategy Group following consultation with sportscotland and a number of Sports' Governing Bodies, and was subsequently approved by the Regeneration Committee on 4th September 2008.

As part of the 2009 budget setting process an allocation was made to take forward a number of sport / leisure strategy projects. A planned investment profile was presented to Committee in September 2009 with an initial implementation timescale of August 2012. The review / strategy involved the participation of the private sector and other interested parties. Consultation was also undertaken with Sportscotland who allocated £1m in facilities grants, part funding specific projects at Parklea and Ravenscraig.

The Leisure Strategy has now been fully implemented as has the Council's School Estate Management Plan which was also a key contributor in terms of the upgrade and availability of sports pitches across Inverclyde.

The January 2018 Education & Communities Committee approved a report seeking funding to create a sustainable Leisure Pitches Strategy Asset Management Plan for non-School Estate (SEMP) pitches.

This document reviews the position of the artificial pitch assets in terms of condition as assessed by external specialist consultants and the lifecycle / major maintenance works carried out to date. It also considers data provided by the Inverclyde Leisure Trust on pitch usage patterns and potential implications on the assumed life expectancy of pitch carpets within the original plan with recommendations for re-prioritisation of planned lifecycle expenditure.



## 2 Inverclyde Artificial Sports Pitches / MUGA's

### 2.1 Leisure Estate

Inverclyde Leisure is a 'company limited by guarantee', not having share capital and recognised by HMRC and OSCR as having charitable status.



In October 2001, the Trust was asked to take responsibility for the management and delivery of Inverclyde Council's sport and recreational services. Transfer of the management of Outdoor Leisure Facilities to Inverclyde Leisure took place in April 2015. The following artificial pitches are included within the Outdoor Leisure Facilities managed by ILT:

Site Name	Associated Facility	Surface Type	Pitch Dimensions	Floodlit	Original Installation Date
Parklea	Parklea Pavilion	3G (Stadium)	118.7 x 72	Yes	2012
		3G (Pitch 2)	106 x 66	Yes	2010
Lady Octavia	Lady Octavia Sports Centre	3G (full size)	110.5 x 54.3	Yes	2009
		3G (5's No.1)	36.5 x 16.5	Yes	2003
		3G (5's No.2)	36.5 x 16.5	Yes	2003
Battery Park	Battery Park Pavilion	3G	104 x 64	Yes	1995
Broomhill	Broomhill Pavilion	3G	101.5 x 52	Yes	2010
Drumshantie Road	Gourock Park Pavilion	3G	103 x 63	Yes	2010

It should be noted that the original asset plan also included the 2G community multi-use games area at Robert Street, Port Glasgow but did not include the more recently constructed 3G multi-use games area associated with the Inverkip Community Hub.

Site Name	Associated Facility	Surface Type	Pitch Dimensions	Floodlit	Original Installation Date
Robert Street	N/A- Open Community MUGA	2G	36 x 18	No	2009
Inverkip	Inverkip Community Hub	3G	30.2 x 18.7	Yes	2016

## 2.2 School Estate

The substantial investment in the school estate over the last 15 years and the provision / upgrading of sports pitches included as part of that investment plays a significant part in overall Inverclyde Pitches Strategy. The booking of school sports facilities is also undertaken through Inverclyde Leisure with the majority of use focused around the full size pitches within the secondary school estate. A summary of the artificial pitches and multi-use games areas across the school estate is provided below:

### Secondary Schools

Site Name	Surface Type	Pitch / MUGA Dimensions	Floodlit	Original Installation Date
Clydeview Academy #	2G	106 x 66	Yes	2011
	2G MUGA	54 x 36	Yes	
Inverclyde Academy	3G	106 x 66	Yes	2010
	2G	106 x 66	Yes	2008
	2G MUGA	54 x 36	Yes	
Notre Dame High School #	3G	106 x 66	Yes	2011
	2G	106 x 66	Yes	
	2G MUGA	54 x 36	Yes	
St Columba's High School	3G (short pile)	106 x 66	Yes	2013
	Type 4 Polymeric	30 x 16	No	
Port Glasgow Community Campus	3G	106 x 66	Yes	2013
	2G	106 x 66	Yes	
	Type 4 Polymeric	54 x 36	Yes	
	Type 3 Polymeric	36 x 18	No	

### Primary Schools

Site Name	Surface Type	Pitch / MUGA Dimensions	Floodlit	Original Installation Date
Ardgowan Primary School	Type 4 Polymeric	16 x 9	No	2016
Aileymill Primary School #	Type 4 Polymeric	54 x 36	Yes	2010
All Saints Primary Scholl #	2G	64 x 44	Yes	2010
Gourock Primary School	Type 4 Polymeric	38 x 32	No	2016
Inverkip Primary School	2G	15.6 x 10.8	No	2016
Kilmacolm Primary School	Type 4 Polymeric	48 x 30	Yes	2016
Kings Oak Primary School	Type 4 Polymeric	15.6 x 10.8	No	2016
Lady Alice Primary School	Type 4 Polymeric	15.6 x 10.8	No	2016
Moorfoot Primary School	Type 4 Polymeric	48 x 32	No	2016
Newark Primary School	Type 4 Polymeric	46 x 28	Yes	2008
St Andrew's Primary School	Type 4 Polymeric	36 x 18	No	2006
St Francis Primary School	Type 4 Polymeric	15.6 x 10.8	No	2016
St John's Primary School	Type 4 Polymeric	15 x 9.5	No	2016
St Joseph's Primary School	Type 4 Polymeric	15.6 x 10.8	No	2016
St Mary's Primary School	Type 4 Polymeric	15.6 x 10.8	No	2016
St Michael's Primary School	Type 4 Polymeric	15.6 x 10.8	No	2016
St Ninian's Primary School	Type 4 Polymeric	54 x 36	No	2014
St Patrick's Primary School	N/A – Access Arrangement to Broomhill Leisure Pitch			
Wemyss Bay Primary School	3G	60 x 39	Yes	2009
Whinhill Primary School	Type 4 Polymeric	54 x 36	Yes	2014

# Denotes Public Private Partnership schools

### 3 Lifecycle Funding and Historical Investment Summary

#### 3.1 Leisure Pitch Lifecycle Funding

In 2018 the Council agreed to allocate £120,000 annually to supplement the funding in the Leisure Repairs and Renewals Fund to meet the life cycle costs associated with the large 3G Pitch estate. The on-going requirements for major maintenance and lifecycle replacement of sports pitches across the Leisure Estate are addressed through the Leisure Pitches Strategy Asset Management Plan and capital allocations monitored through the Education & Communities Committee.

#### Lifecycle / Major Maintenance Summary

The table below provides a summary of recent Council investment across the Leisure Pitches addressing significant lifecycle replacement / major maintenance:

Site Name	Pitch / MUGA	Original Installation Date	Pitch/MUGA Rejuvenated	Pitch/MUGA Carpet Replaced	Notes
Parklea	3G (Stadium)	2012	-	-	
	3G (Pitch 2)	2010	2018	-	
Lady Octavia	3G (full size)	2009	2017	-	
	3G (5's No.1)	2003	-	2017	Originally 2G now 3G.
	3G (5's No.2)	2003	-	2017	Originally 2G now 3G.
Battery Park	3G	1995	-	2007/2013	Carpet and shockpad replaced twice with 2013 replacement due to storm damage.
Broomhill	3G	2010	2018	-	
Drumshantie Road	3G	2010	2018	-	
Robert St	2G	2009	-	-	
Inverkip Hub	3G	2016	-	-	

### 3.2 School Pitch Lifecycle Funding

The School Estate funding model includes a lifecycle fund designed to address maintaining the condition and suitability of the revitalised estate. The fund allocations are profiled such that the initial allocation of circa £400K in 2014/15 increases to just below £2m in 20/21 with further projected increases over time (subject to capital funding constraints and budget setting process). This funding will be vital in the years following the completion of the major capital projects and end of the SEMP programme to address the necessary elemental renewal required to maintain a good standard of asset condition and suitability across the estate including the various school 2G, 3G and Polymeric surfaced pitches and multi-use games areas.

#### Lifecycle / Major Maintenance Summary

The table below provides a summary of recent Council investment across the School Estate Pitches addressing significant lifecycle replacement / major maintenance:

##### Secondary Schools

Site Name	Pitch / MUGA	Original Installation Date	Pitch/MUGA Rejuvenated	Pitch/MUGA Surface Replaced	Notes
Clydeview Academy #	2G	2011	2016	-	
	2G MUGA	2011	2016	-	
Inverclyde Academy	3G	2010	2017	-	
	2G	2008	2017	-	
	2G MUGA	2008	2017	-	
Notre Dame High School #	3G	2011	2016*	-	*Rubber crumb top-up only, not full rejuvenation.
	2G	2011	2016	-	
	2G MUGA	2011	2016	-	
St Columba's High School	3G (SP)	2013	-	-	
	Polymeric (4)	2013	-	-	
Port Glasgow Community Campus	3G	2013	-	-	
	2G	2013	-	-	
	Polymeric (4)	2013	-	-	
	Polymeric (3)	2013	-	-	

# Denotes Public Private Partnership schools – Lifecycle and day to day maintenance is undertaken through the 31 year project agreement and monitored by Property Services.

## Primary Schools

Site Name	Pitch / MUGA	Original Installation Date	Pitch/MUGA Rejuvenated	Pitch/MUGA Surface Replaced	Notes
Ardgowan	Polymeric (4)	2016	-	-	
Aileymill #	Polymeric (4)	2010	2016	-	Surface cleaning.
All Saints #	2G	2010	2016	-	Surface cleaning.
Gourock	Polymeric (4)	2016	-	-	
Inverkip	2G	2016	-	2019	Original polymeric surface damaged by surface water run-off.
Kilmacolm	Polymeric (4)	2016	-	-	
Kings Oak	Polymeric (4)	2016	-	-	
Lady Alice	Polymeric (4)	2016	-	-	
Moorfoot	Polymeric (4)	2016	-	-	
Newark	Polymeric (4)	2008	2015	2018	Surface cleaning 2015. New surface 2018.
St Andrew's	Polymeric (4)	2006	-	2015	Original 2G surface replaced 2015.
St Francis	Polymeric (4)	2016	-	-	
St John's	Polymeric (4)	2016	-	-	
St Joseph's	Polymeric (4)	2016	-	-	
St Mary's	Polymeric (4)	2016	-	-	
St Michael's	Polymeric (4)	2016	-	-	
St Ninian's	Polymeric (4)	2014	-	-	
St Patrick's	N/A – Access Arrangement to Broomhill Leisure Pitch				
Wemyss Bay	3G	2009	2017	-	
Whinhill	Polymeric (4)	2014	-	-	

# Denotes Public Private Partnership schools – Lifecycle and day to day maintenance is undertaken through the 31 year project agreement and monitored by Property Services.

## **4 Asset Condition / Use Profiles**

### **4.1 Asset Condition Information**

Recording and monitoring the condition of assets is fundamental to assessing risks / liabilities to the Council and establishing investment needs and priorities across the estate. In addition to the regular / routine maintenance and inspection carried out by the Council's Grounds Maintenance Service, external specialist surveys were commissioned and completed through Sports Labs Ltd. Engineers in 2<sup>nd</sup> Quarter 2019.

The survey scope included a visual inspection of 16 facilities with the aim of covering the following:

- Checking the surface construction
- Infill levels and synthetic fibre condition
- Debris and contamination
- Other (state of equipment e.g. goal posts, fencing, gates etc.)

It should be noted that the 16 facilities inspected did not include facilities such as Notre Dame High School and Clydeview Academy due to the specific nature of the maintenance arrangements / responsibility within the Council's Public Private Partnership schools. The facilities included were as below:

- Battery Park 3G Pitch
- Broomhill 3G Pitch
- Drumshantie / George Road 3G Pitch
- Inverclyde Academy 3G Pitch
- Inverclyde Academy 2G Pitch
- Inverclyde Academy 2G MUGA
- Inverkip Community Hub 3G MUGA
- Port Glasgow Community Campus 3G Pitch
- Port Glasgow Community Campus 2G Pitch
- Lady Octavia 3G Pitch
- Lady Octavia 3G 5-a-side Pitches (x2)
- Parklea Training/No.2 3G Pitch
- Parklea Stadium 3G Pitch
- Robert Street 2G MUGA
- St Columba's High School 3G Pitch
- Wemyss Bay Primary School 3G 7-a-side Pitch

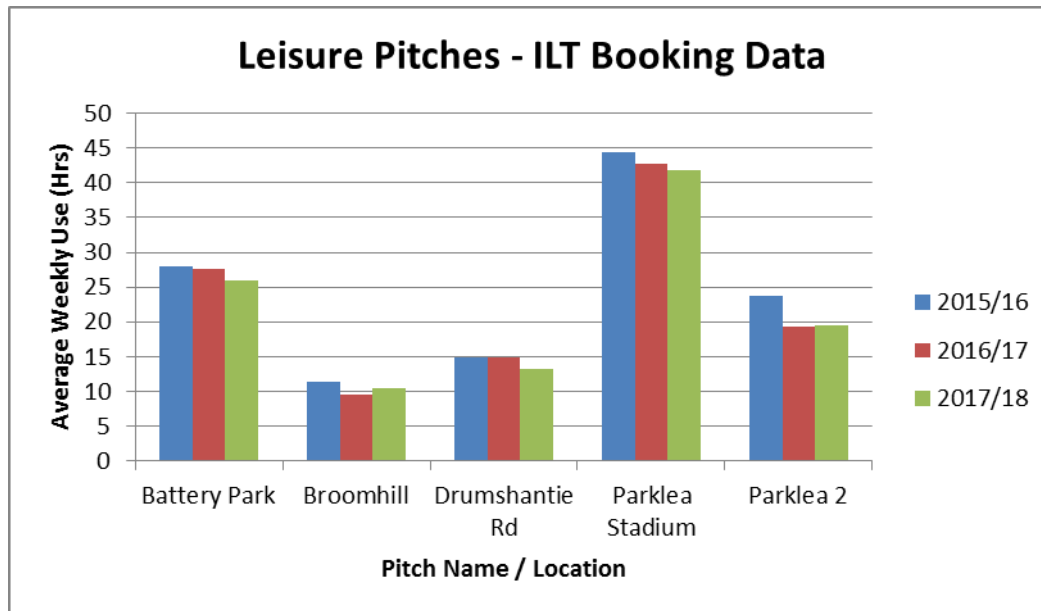
A summary of the condition information and recommendations for the 16 pitches / multi-use games areas inspected is included as Appendix A.

### **4.2 Pitch Use Information / Profiles**

Information on the actual use of the majority of full size pitches has been provided by Inverclyde Leisure to better understand both the demand for specific facilities and assess the likely impact on the pitch condition due to general wear-and-tear.

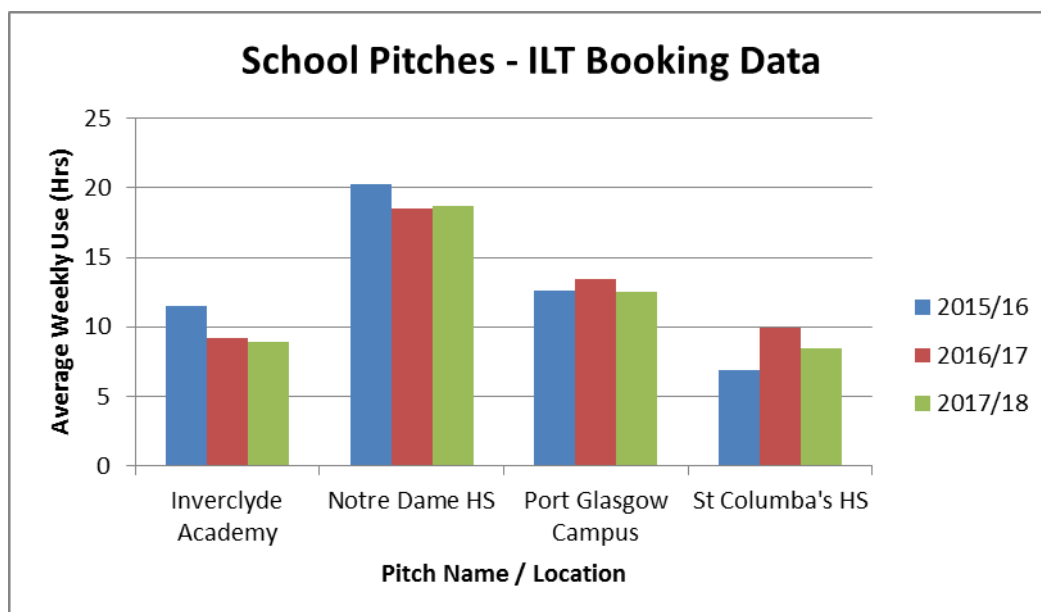
## Leisure Pitches

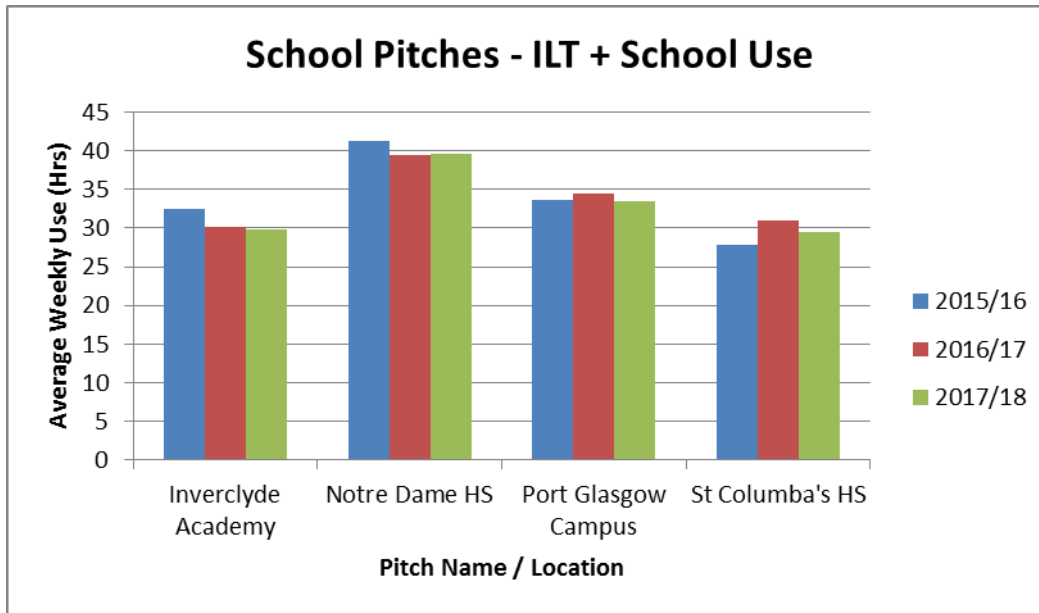
The graph below provides a visual representation of the average weekly hours use of the pitches included in the data sample. The data provided by Inverclyde Leisure was in the form of total annual pitch use booked hours which were then averaged across the number of bookable weeks in any year.



## School Pitches

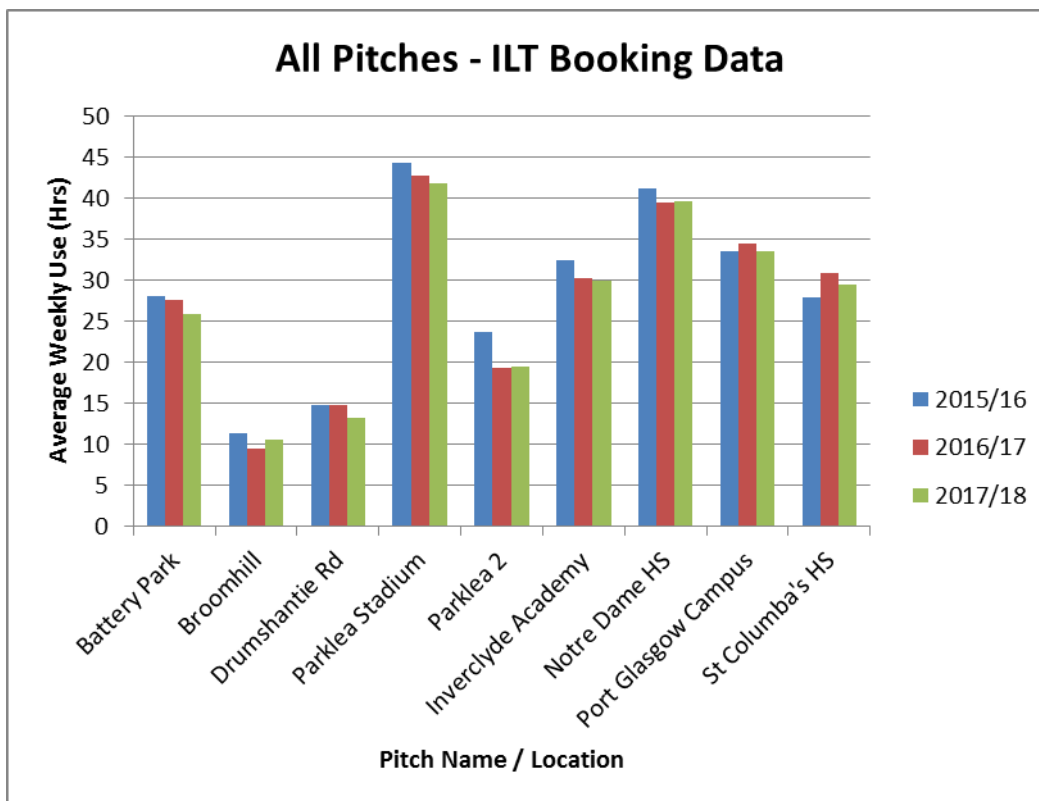
The graph below provides a visual representation of the average weekly hours use of the pitches included in the Inverclyde Leisure data sample. The data provided included the same data as above via Inverclyde Leisure in the form of annual pitch use booked hours which were then averaged across the number of bookable weeks in any year. The second graph also includes an allowance for school use hours based on the number of school days per annum and an average percentage utilisation across all available timetabled periods.





### All Pitches

Combined Leisure / School pitch graph below:





## 5 Asset Plan Review / Prioritisation Recommendations

### 5.1 Leisure Pitches Strategy Asset Management Plan

The original asset management plan was based around two key activities per asset as outlined below:

- Pitch rejuvenation after 7 years (rejuvenation being the removal of the existing sand/rubber infill and placing of new fresh infill to improve drainage and playing characteristics and extend pitch carpet life).
- Pitch carpet replacement after 12 years.

The lifecycle works outlined within section 3 have been taken forward based on the above however with the availability of the pitch use data and the externally procured condition information it is possible to revisit the assumptions around rejuvenation and carpet replacement in the context of hours of use.

The Scottish Football Association (SFA) have published guidelines around Stadia 3G Construction & Installation and although this is targeted at professional clubs and higher level stadium installations, it does provide some useful guidance around pitch utilisation and the impact of playing hours on the expected lifespan of playing surfaces. The table below is extracted from this guidance:

**Table 1- Hours of Use v Estimated Playing Surface Lifespan**

Average of hours per week	12 hours	35 hours	60 hours
Life expectancy of a pitch when maintained to the manufacturers recommendations at FIFA Quality Pro Level	10 years	7 to 8 years	Less than 7 years

## 5.2 Review of Current Asset Plan Allowances

### Leisure Pitches

The table below provides a summary of the proposed revised timescales for carpet replacement based on the available data around average weekly hours use.

Site Name	Pitch / MUGA	Original Planned Carpet Replacement	Estimated Pitch Use (Average Hrs/wk)	Revised Proposed Carpet Replacement	Notes
Parklea	3G (Stadium)	2024/25	42-44	2020/21	12 years to 8 years
	3G (Pitch 2) #1	2022/23	19-24	2020/21	12 years to 10 years
Lady Octavia	3G (full size) #2	2021/22	No data	2021/22	12 years (no change)
	3G (5's No.1)	Complete	No data	2029/30	12 years
	3G (5's No.2)	Complete	No data	2029/30	12 years
Battery Park	3G #1	2025/26	26-28	2021/22	12 years to 9 years
Broomhill	3G	2022/23	10-11	2022/23	12 years (no change)
Drumshantie Road	3G #1	2022/23	13-15	2022/23	12 years (no change)
Robert St	2G	2021/22	No data	n/a	Remove from plan and add under Play Areas budgets. Consider replacing surface with tarmac similar to other community MUGA's.
Inverkip Hub	3G	n/a	No data	(2026/28)	Not in original plan

It should also be noted where the pitch condition assessments (Appendix A) suggest carpet replacement is required.

#1 – Carpet replacement suggested. May be possible to retain existing shockpad.

#2 – Carpet replacement suggested including addition of shockpad.

## School Pitches

For the purposes of this review the school estate element will focus only on secondary schools and selected primary schools which receive regular community use in addition to the core school curriculum activity. The majority of the primary school estate includes smaller multi-use use games areas that are used solely by the schools. The lifecycle requirements for these will vary depending on site specific factors. It should also be noted that the majority of those have a type 4 polymeric surface which does not require maintenance through the Ground Maintenance Team due to the MUGA size and surface type. Primary school (and to a lesser extent secondary school) pitch and MUGA surfaces receive a degree of general wear and tear associated with the day to day use by pupils using normal footwear across both curriculum use and general use at intervals. Polymeric and to an extent 2G (shorter pile) surfaces are more robust and better suited for this environment.

The table below provides a summary of the proposed revised timescales for carpet replacement based on the available data around average weekly hours use.

Site Name	Pitch / MUGA	Original Planned Carpet Replacement	Estimated Pitch Use (Average Hrs/wk)	Revised Proposed Carpet Replacement	Notes
Clydeview Academy	2G	n/a - PPP	No data	2021/22	PPP FM Lifecycle Plan
	2G MUGA				
Inverclyde Academy	3G #1	2022/23	30-32	2020/21	12 years to 10 years
	2G	2020/21	No data	future	12 years to monitor
	2G MUGA	2020/21	No data	future	12 years to monitor
Notre Dame HS	3G	n/a - PPP	40-41	2020/21	PPP FM Lifecycle Plan
	2G		No data	2020/21	
	2G MUGA		No data	2021/22	
St Columba's HS	3G (short pile)	2025/26	28-31	2023/24	12 years 10 years
Port Glasgow Community Campus	3G	2025/26	34	2023/24	12 years to 10 years
	2G	2025/26	No data	2025/26>	No earlier than 12 years - monitor
Wemyss Bay PS	3G #2	2021/22	No data	2021/22	12 years (no change)

It should also be noted where the pitch condition assessments (Appendix A) suggest carpet replacement is required. The surveys also indicate where some 2G pitches although now approaching 12 years old are still in relatively good condition and do not necessarily require replacement in line with the original lifecycle plan assumptions.

#1 – Carpet replacement suggested including addition of shockpad.

#2 – Recommends addition of shockpad in future carpet replacement.

In addition to the planned carpet replacement in the PPP secondary schools noted above the FM provider is also planning to replace the 2G carpet at All Saints Primary School in 2020 which was originally installed in 2010 (10 year lifecycle). The secondary schools were originally installed in 2011 (carpet replacements planned 2020 and 2021 – 9 to 10 years lifecycle with Notre Dame 9 years and consistent with higher hours of use across school and community lets).

## **List of Key Asset Plan Assumptions**

### **Asset Scope**

Robert Street MUGA is removed from the plan and added to Environmental Services general play areas programme. Consideration should be given to how this MUGA fits with the likely Master Plan for the future development of the area. If to be retained then consideration should be given to replacing the existing 2G surface with a coated macadam similar to other community MUGA's.

Inverkip Community Hub MUGA added to the asset list (not included in previous plan).

Broomhill 3G facility to be reviewed to consider whether or not it should be retained within the ILT managed facilities or removed and incorporated in the school estate associated with St Patrick's Primary School (latter scenario could involve reduction in size and removal of changing pavilion to reduce future maintenance / lifecycle requirements).

### **ILT Usage Data**

Note data limited to that provided by ILT and not available for 2018/19. Data also only provided on 3G pitches (no 2G data) and not provided for Lady Octavia 3G.

### **Replacement Carpet / Base Specification**

Plan assumes retention of existing pitch make-up i.e. where pitches have a dynamic base then they remain as dynamic (no upgrade to engineered base via provision of additional open textured macadam layer).

Carpet specification based on FIFA Quality (previous FIFA 1 star) level i.e. not FIFA Quality PRO (previous FIFA 2 star) which is more suited to professional / club installations.

Carpet type to align with previous use/multi-use e.g. Parklea Stadium and Training Pitches will be replaced with 60mm pile carpet and appropriate shock pad to suit Football and Rugby/American Football training.

### **Maintenance / Testing**

All maintenance, with exception of planned rejuvenation and one-off carpet repairs via specialist contractor, remains in-house via Council's Environmental Services.

No regular testing required beyond current annual testing for Rugby/American Football training at Parklea / Battery Park.

sportslabsconsult		INVERCLYDE COUNCIL SYNTHETIC SURFACE - SUMMARISED CONDITION OF PITCHES INSPECTED									
Rank*	Pitch Name	Address	Town	Postcode	Surface Type	Year Built	m <sup>2</sup>	Facility Condition	Action		
1	Battery Park 3G	Eldon Street	Greenock	PA16 7QG	3G	2013	7420	Significant deviations due to carpet stretching and movement visible throughout. Raised seam along full touchline, and synthetic turf fibre flat throughout. Open seam noted at the penalty area which causes a major concern	It is suggested that replacement of the synthetic turf system is considered as existing base and pad appear in good condition.		
2	Lady Octavia 3G	Bridgend Road	Greenock	PA15 3JN	3G	2009	7420	Compacted fibres, loose seams and in-laid line marking present a trip hazard. Infill distribution is poor and fencing panels are missing.	It is suggested that immediate repairs are carried out to remove the trip hazard. The pitch would benefit from a synthetic turf replacement with the addition of a shockpad and repair of fencing panels.		
3	Inverclyde Academy 3G	Cumberland Road	Greenock	PA16 0FB	3G	2010	7420	Unevenness can be felt throughout the surface due to sub-base deviations and large aggregate size. Uneven line markings due to carpet movement and poor patch repairs are clearly visible. Open seams at the run-offs pose a trip hazard.	It is urgent to carry out remedial repairs at the open seams. Regular maintenance is suggested to increase the synthetic turf performance and remedial works to the dynamic base. Ideally a new synthetic turf system with the addition of a shockpad would be required.		
4	George Road 3G	George Road	Gourock	PA19 1YT	3G	2010	7420	Flat compacted fibres, the raised carpet at the entrance and poor penalty patch are considered as trip hazards. Infill is compacted and some minor burn marks are evident.	It is suggested that immediate repairs are carried out to remove the trip hazard as well as regular brushing is needed to restore the infill levels. A turf replacement is suggested as the current pad and base appear in a good condition.		
5	Parklea Back Pitch 3G	Greenock Road	Port Glasgow	PA14 6TR	3G	2010	6400	Raised seam, flat pile and poor infill distributions are the main concern, with these issues being clearly noted throughout the surface. The raised seams could be considered to pose a trip hazard.	It is recommended that the present synthetic turf system is replaced with a new 3G synthetic turf system. The existing shockpad appears in good condition would not need replacement.		
6	Inverclyde Academy 2G	Cumberland Road	Greenock	PA16 0FB	2G	2008	7420	The facility appears in good condition with some flattening, however, being visible throughout the pitch. An open seam and wrinkle are also present in the carpet.	The pitch is in relatively good condition, however, it is important that the open seam is repaired to prevent any further damage. Netting replacement should be considered for the full-size foot balls goals (x 1 set), cross-field goals (x3 sets) and full-size hockey (x 1 set). If the open seam is repaired the position of this facility can be updated to 10.		
7	Robert Street MUGA	Robert Street	Port Glasgow	PA14	2G	2009	375	Due to what appears none to minimal maintenance and surrounding vegetation, there is a major presence of dirt and organics within the MUGA's surface. The organics and vegetation present can pose a slip hazard in wet conditions.	It is urgent that a deep-clean / rejuvenation of this facility is carried out as minimum. The MUGA would benefit with the upgrade of new 2G synthetic turf system. Low level community open access facility which should sit low on priority list.		
8	Parklea Stadium Pitch 3G	Greenock Road	Port Glasgow	PA14 6TR	3G	2012	7420	Existing synthetic turf pile felt flat and bumpy, infill distribution was uneven. The existing ballstop netting appeared damaged and with sections missing.	It is suggested that flattening pile height in high wear areas is monitored and appropriately addressed when carrying out the routine maintenance involving brushing and tyning with infill top-ups where needed. Additionally a rigorous maintenance regime should start to bring the pile height to original level.		
9	Wemyss Bay PS 3G	Ardgowan Road	Greenock	PA18 6AT	3G	2009	900	Synthetic carpet appears heavily compacted and defibrillated. Unevenness in one corner of the sub-base and faded line-markings are present.	It is suggested that brushing and deep tyning would improve the fibre height and signage to prevent users using flat-shoes to prevent further defibrillation. It is recommended that in the future replacement of the synthetic turf, the addition of a shockpad is considered.		
10	Inverclyde Ac 2G MUGA	Cumberland Road	Greenock	PA16 0FB	2G	2008	3200	Evident unevenness due to deviations from dynamic base, flat fibres and raised seams are also visible. Some vegetation growth is visible and missing fencing panel.	It is suggested that brushing and deep - tyning is carried out to regulated the pile height and induce a regular maintenance regime. Some cleaning is also needed to remove the present vegetation and prevent future growth.		
11	St Columba's HS 3G	Fletcher Avenue	Gourock	PA19 1TN	3G	2012	6400	The pitch is generally in good condition. Wear patterns are very visible and 1no 11-a-side goal is in state of disrepair.	It is recommended that a rigorous maintenance programme is implemented involving brushing and deep - tyning with an infill top up as minimum and monitoring of vegetation growth. Additionally it is suggested that the 11-a-side goal is replaced.		
12	Joint Campus 3G	Kilmacolm Road	Port Glasgow	PA14 6PP	3G	2013	7420	Compacted fibres and poor infill distribution is visible as well as some minor burn marks and missing fence panels. The full sized goal - posts are in a state of disrepair.	It is recommended that a rigorous maintenance programme is scheduled to bring the pile height to original level. The full-sized goals and missing fencing panels should be replaced.		
13	Lady Octavia 3G 5-a-side	Bridgend Road	Greenock	PA15 3JN	3G	2017	1296	Very poor infill distribution visible and contamination of infill outside the area.	The pitch is newly constructed but required redistribution of infill and brushing as a minimum. It is likely that an excess amount of infill is present.		
14	Broomhill Park 3G	Auchmead Road	Greenock	PA16 0JE	3G	2010	3200	Flat fibres evident in high wear areas and some burn marks. 1no floodlight head has wrong orientation, facing towards the residential housing.	Generally good condition but some maintenance is required to bring the fibres to original height. The burn marks should be monitored and consideration of patching using run-off material to any burn marks located in play area. The floodlighting head should be turned to face the right direction.		
15	Joint Campus 2G	Kilmacolm Road	Port Glasgow	PA14 6PP	2G	2013	6400	In general good condition, some overfilling is however, visible possibly due to resent rejuvenation. 2no hockey goals were found broken at the time of inspection.	Make sure adequate brushing treatment, infill distribution and compaction takes place following the refurb.		
16	Inverkip Community Hub 3G	Kip Park Main Street	Greenock	PA16 0FZ	3G	2016	648	The current pitch is in relatively good condition with only some flat fibres in central areas.	Ongoing maintenance should address the flat worn fibres by carrying out weekly brushing. Some visible vegetation growth around the perimeter should also be taken into account and dealt with.		

\*The pitches are ranked from most urgent for repair or replacement to least urgent. Priority will be given to pitches that pose a health hazard to the users.

Leisure Artificial Pitch Lifecycle Maintenance Plan																	
Asset Location & Type	PC Date	Investment Required (£K)															
		2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Robert Street - 2G MUGA	Jun-09			overdue	>	>	>										
Parklea - 3G Pitch No.1	Jun-12				overdue	>	>	£494,000				£55,200					Carpet tbc
Parklea - 3G Pitch No.2	Jun-10					£36,702		£293,000					£46,400				
Lady Octavia - 2G MUGA No.1	Jun-17		overdue		£41,271						£7,600						£58,800
Lady Octavia - 2G MUGA No.2	Jun-17																
Lady Octavia - 3G Pitch	Jun-09			overdue	£24,493				£222,500								£37,000
Battery Park - 3G Pitch	Jun-13									£274,800							£45,300
Broomhill - 3G Pitch	Jun-10				overdue	£28,083				£221,800							£38,000
Drumshantie Road - 3G Pitch	Jun-10				overdue	£31,825											£46,800
Inverkip Hub - 3G MUGA	Jan-16																£46,800
Miscellaneous Fencing Repairs	various					£11,275		£10,000	£10,000	£10,000							
<b>Annual Expenditure (Act &amp; Proj)</b>	<b>£2,365,449</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£77,039</b>	<b>£96,610</b>	<b>£0</b>	<b>£797,000</b>	<b>£232,500</b>	<b>£780,400</b>	<b>£7,600</b>	<b>£55,200</b>	<b>£46,400</b>	<b>£82,300</b>	<b>£0</b>	<b>£131,600</b>	<b>£58,800</b>

NB Allowances based on specialist contractor rates & completed tender information.  
 SFA guideline on carpet replacement = 7-10 years

Actuals

Rejuvenate  
Carpet replacement



Finance Strategy  
Repairs & Renewals Fund - Leisure Strategy

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
<b>Proposed Capital Budget Requirements</b>													
Capital Budget													
Annual Budget			120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
C/fwd		0	0	120,000	0	0	0	112,400	177,200	250,800	288,500	408,500	396,840
Total Budget Available		0	120,000	240,000	120,000	120,000	120,000	232,400	297,200	370,800	408,500	528,500	516,840
Maintenance Requirements:													
Lifecycle Maintenance	66,000	112,000	0	797,000	232,500	780,400	7,600	55,200	46,400	82,300	0	131,660	58,800
Balance to allow for year end difference		(12,000)	0										
Total estimated requirements	66,000	100,000	0	797,000	232,500	780,400	7,600	55,200	46,400	82,300	0	131,660	58,800
<b>Funded from R&amp;R Fund</b>	<b>66,000</b>	<b>100,000</b>	<b>0</b>	<b>557,000</b>	<b>112,500</b>	<b>660,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Budget</b>	<b>0</b>	<b>0</b>	<b>120,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112,400</b>	<b>177,200</b>	<b>250,800</b>	<b>288,500</b>	<b>408,500</b>	<b>396,840</b>	<b>458,040</b>





### **What is the difference between an engineered and a dynamic base?**

Subject to the site specific ground conditions there are two alternative construction options for the base; engineered and dynamic.

- Engineered or bound bases are constructed from open textured asphaltic concrete (porous tarmac), similar to the traditional form of road construction and provide a stable, regular surface. They guarantee a consistency of playing characteristics over a pitch surface both initially and over time.
- Dynamic or unbound bases are formed from compacted stone either as a separate layer or an extension to the sub-base. Dynamic bases are a hard wearing option and can offer a considerable cost saving. They can also provide improved comfort for players if a shockpad is not installed.

### **Why would I need to consider installing a shockpad?**

Shockpads are installed as a resilient layer between the base and the synthetic turf to provide the correct performance characteristics, safety requirements and comfort for the players.

There are several options depending on the type and thickness of shockpad required by the primary sport to be played. Prefabricated and in-situ shockpads are the two types of shockpad that should be considered for sports such as [Hockey](#) and [Rugby](#).

Prefabricated and in-situ shockpads come in a variety of depths to meet differing sporting body requirements. Thicker shockpads are used for high impact sports such as rugby and thinner shockpads tend to be used for lower impact sports such as hockey.

Prefabricated shockpads come in many varieties and forms from a wide range of manufacturers so it is important to use an approved product from a reputable supplier. In-situ shockpads are installed on site and consist of a polyurethane binder mixed with rubber crumb to create a long lasting uniform layer.

### **Summary**

Depending on the available budget, some pitches will include a surface with a shorter pile which is laid on to a shock pad whilst others will have a longer pile and no shock pad. Both options create the same playing characteristics and achieve the necessary performance standards.