
Report To:	Policy & Resources Committee	Date: 31 March 2009
Report By:	Corporate Director Regeneration & Resources	Report No: RMcG/JC/LA/346/09
Contact Officer:	Rona McGhee	Contact No: 01475 712113
Subject:	Sports Pitches Action Plan Update - George Road, Gourrock	

1.0 PURPOSE

- 1.1 The purpose of this report is to request the Committee to consider a remit from the Regeneration Committee.

2.0 SUMMARY

- 2.1 The Regeneration Committee at its meeting on 12 March 2009 considered the attached report by the Corporate Director Regeneration & Resources seeking approval of an updated Sport Pitches Action Plan.

APPENDIX

- 2.2 The Committee decided:-

- (1) that the Committee endorse the approach taken in terms of pitch prioritisation;
- (2) that the Sports Pitches Action Plan update which recommends that the first tranche of funding of £500,000 for 2009/10 be used to upgrade the Broomhill blaes pitch to a 3G Fieldturf Pitch with appropriate floodlighting and fencing be approved, it being noted that changing accommodation will be provided as funds become available;
- (3) that approval be given to the acceleration into 2009/10 of a second 3G Fieldturf Pitch at George Road, Gourrock to be funded by the Scottish Government's Capital Acceleration Grant and that the financial implications be remitted to the next Policy & Resources Committee;
- (4) that authority be delegated to the Corporate Director Regeneration & Resources to select appropriate tenderers and to issue tender documents for the delivery of two synthetic football pitches and to accept the lowest and most economically advantageous tender in accordance with the Council's Standing Orders and Financial Regulations; and
- (5) that it be remitted to the Corporate Director Regeneration & Resources to bring forward proposals as soon as practicable for the allocation of the remaining funding for sports pitches for 2010-2014 in line with the approach endorsed in (1) above.

3.0 RECOMMENDATION

- 3.1 The Committee is asked to consider the remit from the Regeneration Committee relative to George Road, Gourrock.

Rona McGhee
Legal & Administration

Report To:	Regeneration Committee	Date:	12th March 2009
Report By:	Corporate Director – Regeneration and Resources	Report No:	RC/09/03/08/SJ/WW
Contact Officer:	Head of Economic and Social Regeneration	Contact No:	01475 715555
Subject:	Sports Pitches Action Plan Update		

1.0 PURPOSE

- 1.1 The purpose of this report is for Committee to approve an updated Sports Pitches Action Plan in light of the Council's recent announcement to invest £3.0m in sports pitches over the next 5 years.

2.0 SUMMARY

- 2.1 The Inverclyde Sports Strategy was approved by the previous Council's Community Committee in March 2007 and part of the Strategy included an assessment of pitches in Inverclyde. The Sports Pitches Action Plan was written by the Council's Sports Strategy Group after consultation with Sport Scotland and a number of Sports' Governing Bodies and was approved by the Regeneration Committee on 4th September 2008.
- 2.2 The Council, as part of its budget announcements, has approved the investment of £3.0m in Sports Pitches over the next 5 years with the first tranche of funding of £500,000 due to be spent during the 2009/10 financial year. The Sports Pitches Action Plan Update, attached at Appendix A, sets out on a pitch by pitch basis the recommendations for investment in 2009/10 along with further considerations for the allocation of the future funding up to March 2014.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee:
- endorses the approach taken in terms of pitch prioritisation.
 - approves the Sports Pitches Action Plan Update which recommends that the first tranche of funding of £500,000 for 2009/10 should be used to upgrade the Broomhill blaes pitch to a 3G Fieldturf Pitch with appropriate floodlighting and fencing noting that changing accommodation will be provided as funds become available.
 - approves the acceleration into 2009/10 of a second 3G Fieldturf Pitch at George Road, Gourock to be funded by the Scottish Government's Capital Acceleration Grant and that the financial implications be remitted to the next Policy and Resources Committee.
 - delegates authority to the Corporate Director – Regeneration and Resources to select appropriate tenderers and issue tender documents for the delivery of 2 synthetic football pitches and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General) and Financial Regulations (26.5).
 - remits the Corporate Director – Regeneration and Resources to bring forward proposals as soon as practicable for the allocation of the remaining funding for sports pitches for 2010-2014 in line with the approach endorsed in Para 3.1.

4.0 BACKGROUND

- 4.1 The Community Committee at its meeting in March 2007 approved the Inverclyde Sport Strategy and remitted the Corporate Director – Regeneration and Resources to lead its implementation.
- 4.2 The Sports Strategy Group has as one of its actions to progress a Sports Pitches Action Plan for Inverclyde and this was approved by Committee on 4th September 2008.
- 4.3 The previous version of the Sports Pitches Action Plan, approved by the Council in September 2008, identified that the priority for action was for improved drainage for Ravenscraig Stadium and for a new 3G pitch at Lady Octavia. The Lady Octavia Pitch has recently been completed and the Ravenscraig pitch will have its drainage improved in June 2009. No further recommendations were made because no further funding was identified at that time. In light of the Council's recent announcements to invest a further £3.0m over the next five years the Sports Pitches Action Plan has been updated and is attached at Appendix A.
- 4.4 The revised Action Plan for the analysis of pitches in the area has taken into consideration many aspects including:
- Other pitches and sports/community facilities in the vicinity
 - The surface of the current pitch
 - Drainage considerations
 - Changing accommodation
 - The socio economic profile of the area
- 4.5 The Action Plan also takes into consideration the future provision of grass, 3G, 2G and blaes pitches, including the provision within schools. After consultation with Sport Scotland and the Governing Bodies for Football, Youth Football, Junior Football, Hockey and Rugby the following conclusions have been drawn.
- From a playing point of view the preferred surface for most teams is grass however this limits the number of games that are able to be played to 2 per week. On an exceptional basis this could be increased to 3 per week.
 - 3G offers the best synthetic surface options in terms of its playing properties and would significantly increase the number of games able to be played on the surface on a weekly basis.
 - 2G offers some qualities that are best suited to sports like hockey but are not recommended for competitive football matches.
- Blaes pitches are not recommended by any sports Governing Bodies and need to be removed from the Council's portfolio of pitches as soon as possible.
- 4.6 Many of the pitches are affected by drainage issues, by phasing the works in the order identified in the action plan, it will allow for comprehensive drainage surveys to be completed allowing for appropriate schemes to be developed, in appropriate timescales.
- 4.7 It should be noted that a number of proposals identified in Appendix A (Parklea and George Road) allows for the provision of a single 3G Fieldturf facility in lieu of 2 or more blaes pitches. This particular approach is currently subject to discussion with SportScotland and a verbal update on its opinion will be provided at Committee.

5.0 PROPOSALS

- 5.1 The proposal for the initial £500,000 phase of funding during 2009/10 is that this is used to upgrade the Broomhill Blaes Pitch to a 3G Fieldturf Synthetic Pitch, associated floodlights and fencing (costings subject to detailed design) with changing to follow as funds within the £3.0m become available.

5.2 Broomhill has been recommended for the initial phase of funding because it matched in well to the above criteria as follows:

- There are very few sports/community facilities in the area
- The surface of the current pitch is blaes and must be replaced
- The current pitch has reasonably good drainage and this will keep the cost of the redevelopment down
- The current changing accommodation badly needs replaced
- The Broomhill Area is one of the areas of Inverclyde with the greatest regeneration needs

5.3 Members should also note that the Scottish Government has announced it is allowing local authorities to bring forward expenditure from 2010/11 into 2009/10. In this regard, it is proposed that expenditure in the order of £450,000 be brought forward to fund a second 3G Fieldturf Pitch at George Road, Gourrock. The total cost of this project is estimated to be in the region of £500,000, but is subject to detailed design. George Road has been recommended for accelerated funding because it can be delivered within the timescales.

5.4 Initial estimated revenue implications are given below however further work will be required to finalise this information.

<u>Maintenance Costs</u>	<u>Broomhill</u>	<u>George Road</u>	<u>Total</u>
Current Blaes pitch Maintenance Costs	£10,500	£10,500 x 2 pitches = £21,000	£31,500
Expected Future 3G pitch maintenance costs	£8,500	£8,500	£17,000
Projected Possible Savings in Maintenance Costs			£14,500
<u>Income Projections</u>	<u>Broomhill</u>	<u>George Road</u>	<u>Total</u>
Current income	£4,046	£6,446	£10,492
Projected Future Income	£24,000	£24,000	£48,000
Projected Increased Income			£37,508

The maintenance cost figures assume the following:

1. Only the pitch maintenance has been costed. Services such as litter picking, emptying of bins, brushing surrounds, brushing lines, changing pitch layout etc. have all not been included at this stage.
2. The purchase of mini tractor and associated equipment as part of the capital cost of the project.

6.0 IMPLICATIONS

6.1 Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	Sports Pitches	2009/10	£500,000	n/a	For Broomhill
	Sports Pitches	2009/10	£450,000	n/a	For George Road
	Grounds Services	2009/10	£10,000		Purchase of mini tractor to carry out pitch maintenance.

Financial Implications – Annually Recurring Costs/ (Savings)

The new pitches are likely to result in savings on maintenance and increased income as detailed in paragraph 5.4 above. These figures are only estimates at this time.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
Tbc	Maintenance Costs	April 2010	(£14,500)	n/a	See comments in item 5.4 above.
Tbc	Income	April 2010	(£37,508) increased income	n/a	None

6.2 Human Resources and Legal Services: None

6.3 Equalities: An Equalities Impact Assessment will be carried out on both projects.

7.0 CONSULTATION

7.1 Consultation on the initial version of the Sports Pitches Action Plan took place with

- Sport Scotland
- Scottish Football Association
- Scottish Youth Football Association
- Scottish Junior Football Association
- Scottish Hockey Union
- Scottish Rugby Union

Further consultation has taken place with SportScotland in the preparation of the revised Action Plan

8.0 LIST OF BACKGROUND PAPERS

8.1 None

Sports Pitches Action Plan Update March 2009

<u>Code</u>	<u>Ref</u>	<u>Facility</u>	<u>Pitch Type</u>	<u>Use</u>	<u>Floodlights?</u>	<u>Issue</u>	<u>Proposed Action</u>	<u>Priority</u>
<u>Kilmacolm (Currently booked for lets)</u>								
1	1.1	Kilmacolm 1	Grass	Rugby	no	Drainage required but otherwise in good condition -	Improve drainage	Medium
	1.2	Kilmacolm 2	Grass	Rugby	no	Drainage required but otherwise in good condition -	Improve drainage	Medium
	1.3	Kilmacolm 3	Grass	Rugby, Cricket and football	no	Drainage required but otherwise in good condition -	Improve drainage	Medium
	1.4	Kilmacolm 4	Grass	Rugby, Cricket and football	no	Drainage required but otherwise in good condition -	Improve drainage	Medium
		Changing Floodlights				Recently upgraded - opened May 2008 Needs floodlighting	none floodlighting to be added	none Low
<u>Parklea (Currently booked for lets)</u>								
2	2.1	Parklea OBU	Grass	Football	no	Used only by OBU. Maintained by IC Key Leisure Sites Development	improve drainage	low
	2.2	Parklea 2	Blaes	Football	yes		upgrade pitches 2,3 and 4 to 1 x 3G stadium pitch with seating, fencing, floodlighting, changing and parking for all Parklea pitches.	Medium
	2.3	Parklea 3	Blaes	Football	yes	Key Leisure Sites Development	as above	Medium
	2.4	Parklea 4	Blaes	Football	no	Key Leisure Sites Development	as above	Medium
	2.5	Parklea 5	Blaes	Football	no	Key Leisure Sites Development	Upgrade to a 3G Pitch with floodlighting and fencing	Medium
	2.6	Parklea 6	Grass	Training pitch	no	Landscaping/Drainage required before use as a proper pitch	improve drainage	Medium
	2.7	Parklea 7	Grass	Football	no	Key Leisure Sites Development	improve drainage	Medium
	2.8	Parklea 8	Grass	Football	no	Key Leisure Sites Development	improve drainage	Medium
	2.9	Parklea 9	Grass	Football	no	Key Leisure Sites Development	improve drainage	Medium
	2.10	Parklea 10	Grass	Football	no	Key Leisure Sites Development	improve drainage	Medium
	2.11	Parklea 11	Grass	Football	no	Key Leisure Sites Development	improve drainage	Medium
	2.12	Parklea 12	Grass	Football	no	Key Leisure Sites Development	improve drainage	Medium
	2.13	Changing			n/a	Needs upgraded	Upgrade changing	Medium
<u>St Stephen's School Pitch (Currently booked for lets)</u>								
3	3.1	St Stephen's	2G	varied	yes	within school for changing	none	none
<u>Future School Site - St Stephen's and Port High</u>								
4	2011/12	St Stephen's	tbc	tbc	tbc	tbc	tbc	tbc
<u>Newark School Pitch (Currently booked for lets)</u>								
5	5.1	Newark	polymeric	varied	yes	training, 5/7 a side	none	none

Sports Pitches Action Plan Update March 2009

Code	Ref	Facility	Pitch Type	Use	Floodlights?	Issue	Proposed Action	Priority
Gibshill Pitch - (Currently <i>not</i> booked for lets)								
6	Jan-00	Gibshill	Blaes / Overgrown	not used	no	not used	none	none
Lady Octavia (Currently booked for lets)								
7	7.1	Lady Octavia Changing	3G	Football	Yes	New facility. Poor car parking Lady Octavia Sports Centre is used for changing	improve car parking None	low none
Wellington Park Site - (Currently <i>not</i> booked for lets)								
8	8.1	Wellington Park	overgrown	not used	no	not used	none	none
Wellington Schools Pitch (Currently <i>not</i> booked for lets)								
9	9.1	Wellington 1	blaes	school	no	currently not used for public lets	none	none
	9.1	Wellington 2	blaes	school	no	currently not used for public lets	subsidence	none
Broomhill (Currently booked for lets)								
10	10.1	Broomhill	Blaes	Football	yes but poor condition	Needs to be upgraded	upgrade to 3G pitch with floodlighting and fencing	High
	10.2	Changing				Needs to be provided	Changing to be provided	Medium
Notre Dame School Pitch (Currently <i>not</i> booked for lets)								
11	11.1	Notre Dame	blaes	football	no	training only - no changing	none	none
Future School Site - Notre Dame								
12	2010/11	Notre Dame site1	3G		yes	with floodlighting	none	none
		Notre Dame site1	2G		yes	with floodlighting	none	none
		Muga Changing	2G		yes	training, 5/7 a side for 4 teams	none none	none none
Murdieston Park Site - (Currently <i>not</i> booked for lets)								
13	13.1	Murdieston Park	Blaes	not used	no	not used	none	none
Overton School Site - (Currently <i>not</i> booked for lets)								
14	14.1	Overton School	Blaes	school	no	Needs to be upgraded	To be considered as part of the new school development	none
Rankin Park Site - (Currently <i>not</i> booked for lets)								
15	15.1	Rankin Park	Grass	Used by Bellaire only	no	Site of the proposed Greenock Sports Centre replacement	Greenock Sports Centre redevelopment	Medium

Sports Pitches Action Plan Update March 2009

Code	Ref	Facility	Pitch Type	Use	Floodlights?	Issue	Proposed Action	Priority
<u>Inverclyde Academy Schools Pitches (Currently booked for lets)</u>								
16	16.1	Inverclyde Academy 1	Grass	varied	no	none	due to open in 2009/10	none
	16.2	Inverclyde Academy 2	2G	varied	yes	none	none	none
	16.3	Inverclyde Academy 3	Muga	varied	no	3 x 5-a-side	none	none
	16.4	Changing				for 5 teams	none	none
<u>Ravensraig (Currently booked for lets)</u>								
17	17.1	Ravensraig Pitch	Grass	Football, athletics	yes but poor condition	Drainage issues being resolved in June 2009.	Improve Drainage - June 2009.	Low - Being met from other funding
	17.2	Grandstand and changing				Needs to be upgraded.	Redevelop grandstand and changing	Medium
	17.3	Track				Needs to be upgraded.	Redevelop track	Medium
<u>Former Greenock High School Site (Currently booked for lets)</u>								
18	18.1	Greenock High School 1	Blaes	football + school	yes but poor condition	Needs to be upgraded	Upgrade site to <u>either</u> - 1 x 3G pitch with floodlights and fencing and changing <u>or</u> 2 x grass pitches with drainage and floodlights	Medium
	18.2	Greenock High School 2	Blaes	football + school	no	Needs to be upgraded	see 18.1 above	Medium
	18.3	Changing				Needs to be provided	see 18.1 above	Medium
<u>Future School Site - Kings Glen Site</u>								
19	2010/11	King's Glen Site	2G	muga, 7-a-side	yes	with floodlighting	none	none
<u>Future School Site - Larkfield Primary</u>								
20	2010/11	Larkfield Primary	2G	muga, 7-a-side	yes	with floodlighting	none	Low
<u>Earnhill School Site - (Currently <i>not</i> booked for lets)</u>								
21	21.1	Earnhill	Blaes	school	no	needs to be upgraded	none	Medium

Sports Pitches Action Plan Update March 2009

Code	Ref	Facility	Pitch Type	Use	Floodlights?	Issue	Proposed Action	Priority
George Road (Currently booked for lets)								
22	22.1	George Road 1	Blaes	football	yes but poor condition	Needs to be upgraded	Upgrade site to <u>either</u> - 1 x 3G pitch with floodlights and fencing and changing <u>or</u> 2 x grass pitches with drainage and floodlights	High
	22.2	George Road 2	Blaes	football	yes but poor condition	Needs to be upgraded	see 22.1 above	High
	22.3	George Road 3	Grass	football	no		none	none
	22.4	George Road 4	Grass	football	no		none	none
	22.5	George Road 5	Grass	training	no	Very poor drainage	drainage needs improved	Medium
	22.6	Changing 1 - Pavilion				Needs to be upgraded.	Changing to be upgraded	High
	22.7	Changing 2 - Kirn Drive				needs upgraded	needs upgrading	low
Moorfoot School Site - (Currently <i>not</i> booked for lets)								
23	23.1	Moorfoot School	Blaes	school	no	Needs to be upgraded	Blaes pitch needs upgraded	Low
Kirn Drive Site - (Currently <i>not</i> booked for lets)								
24	24.1	Kirn Drive	Overgrown	not used	no	not used	none	none
Battery Park (Currently booked for lets)								
25	25.1	Battery Park 1	Grass	football	no	overuse	none	Low
	25.2	Battery Park 2	Grass	football	no	overuse	none	Low
	25.3	Battery Park 3	Grass	football	no	overuse	none	Low
	25.4	Battery Park 4	Grass	Rugby	no	overuse	none	Low
	25.5	Battery Park - Synthetic	3G	varied	yes	none	none	Low
	25.6	Changing				Shared use with Inverclyde Leisure	none	Low
Future School Site - St Columbas Site								
26	2010/11	St Col Site1	grass 2G	varied varied	yes yes	no floodlighting with floodlighting	none none	none none
Inverkip Site - (Currently <i>not</i> booked for lets)								
27	27.1	Inverkip	Grass	casual use only	no	poor drainage. Only maintained on a basic level by Grounds Services	none	low
Wemyss Bay School Site - (Currently <i>not</i> booked for lets)								
28	28.1	Wemyss Bay	Blaes	school, football	no	Needs to be upgraded to 3G	Upgrade to a 7-a-side 3G pitch with fencing - due June 2009	Low - Being met from other funding