

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Leader and Cabinet

9 September 2010

**AUTHOR/S:** Executive Director, Operational Services / Corporate Manager, Planning and New Communities

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### GAMLINGAY DUAL USE SPORTS FACILITY GRANT

#### **Purpose**

1. To consider proposals for completing the Gamlingay Dual Use Sports Facility Scheme; Cabinet approved a grant of £200,000 in December 2007.
2. This is not a key decision since it is in line with the budget available for dual use facility grants and meets the objectives of the Council's Dual Use Strategy.

#### **Recommendations and Reasons**

3. That Cabinet award the grant to Gamlingay Village College, to further enhance the sports provision for all residents living in and around Gamlingay.
4. That the grant is subject to:
  - (a) Gamlingay Village college (GVC) signing a revised Dual Use Agreement and complying with conditions.
  - (b) Detailed, costed plans for the MUGA and fitness suite extension being received from GVC by officers for approval, in advance of the building contract being awarded.

#### **Executive Summary**

5. Cabinet have already approved in principle to a grant of £200,000 to improving sports facilities in Gamlingay. Following this decision in December 2007 and subsequently that of Cambridgeshire County Council to review secondary education in South West Cambridge, which included Gamlingay Village College; SCDC officers, Gamlingay parish Council and GVC worked hard to develop a solution that would benefit all. A revised scheme was proposed locating the MUGA on land owned by the Parish Council to ensure the long-term viability of facilities. However following the review of secondary education, the future of GVC is now more certain and locating the MUGA on land at GVC conforms with the Council's Dual Use Strategy and the approach taken at all other dual use sites.

#### **Background**

6. The Council's Dual Use Strategy was approved in 1999 and formalised the Council's strategic approach to improving the districts dual use sports centres. The Strategy has been very successful with a programme of seven schemes having been completed at Comberton, Sawston, Linton, Melbourn, Swavesey, Bassingbourn and Cottenham. Major improvements to Impington Sports Centre are due to be completed this summer for an autumn launch. Gamlingay is the last of the Dual Use Sports Centres to be improved.

7. To date the whole programme has cost over £7.5M. SCDC will have contributed a total of £2.8M over 10 years to the programme. Cambridgeshire County Council will have contributed over £3.7M with over £800,000 being raised from external funding agencies such as the Football Foundation and Sport England. This means that SCDC has contributed less than the 40% total capital costs.
8. In December 2007, Cabinet approved the final two Dual Use Capital Grant awards to Impington and Gamlingay Village Colleges. This included a grant of £200,000 for a MUGA and Fitness Suite at Gamlingay, both of which were to be located at the Village College and managed on behalf of the school by GVC Leisure Ltd.
9. In 2009/10, Cambridgeshire County Council commenced a review of secondary education in South West Cambridge, which included Gamlingay Village College. The issues and options were discussed with the schools concerned between 9–14 June 2010.
10. Following concerns raised by the Portfolio Holder relating to the long term future of the school and therefore the sustainability of locating all the facilities at the school site, officers agreed to explore how the sporting needs of Gamlingay could best be met. This involved discussion with both the Parish Council and GVC and a revised scheme was considered by the New Communities Portfolio Holder on 13 July 2010.
11. The revised scheme proposed:
  - (a) A £50,000 grant for the Village College to enable the relocation of the PE store and consultation room to purpose built areas allowing an extension to the fitness suite for more equipment. It also provided the fitness suite with its own toilet and shower, removing the safeguarding issue that currently occurs with the sharing of school facilities.
  - (b) A £150,000 grant to the Parish Council to enable the construction of a floodlit Multi Use Games Area (MUGA) on land owned by the Parish Council at the recreation ground. Adjacent to GVC it would allow access from the College to the MUGA for pupils. The MUGA would be owned by the Parish Council and managed by the Gamlingay Community Eco Hub (GCEH) who would take a management fee.
12. Unfortunately the Portfolio Holder was unable to approve the grants due to finance approval limitations. It did however enable a useful discussion at the meeting on how the MUGA was to be built and managed. At the same time Cambridgeshire County Council were considering its proposals with regard to secondary education in South West Cambridgeshire.
13. Following the Portfolio Holder meeting, on 19 July Cambridgeshire County Council's Children and Young People's Policy Development Group (PDG) concluded it's review of secondary education and endorsed the following way forward:
  - (a) There should be no change to the current pattern of educational provision in Gamlingay, but that the views of parents in the village should be surveyed to inform any future developments;
  - (b) The main focus of future work should be to ensure that there are sufficient secondary school places to meet the continued growth in demand from Cambourne, and that specific and costed proposals should be brought forward to the PDG early in the autumn term; the views of parents in the

village will be surveyed to inform this work;

- (c) The parental surveys should be undertaken in the first half of the autumn term; should address the specific issues of relevance to each of the villages; and be developed in conjunction with each of the schools.

- 14. With the future of GVC secured, officers were asked to explore the possibility of locating all the facilities back on the College grounds as originally planned in 2007. At a meeting with the Head of GVC he confirmed that the College would be prepared to take the project back and deliver the MUGA alongside the fitness centre improvements.

### **Considerations**

- 15. Beyond Gamlingay the nearest facilities are eight miles away at St Neots Community College. In Bedfordshire facilities are located at Sandy and Biggleswade. The nearest floodlit artificial training pitch is at Sandy Upper School five miles away and has no additional capacity for demand.
- 16. The 'Active People' survey carried out by Sport England, measures the amount of people participating in moderate intensity sports and recreation on at least 3 occasions of 30 minutes per week. The last survey showed one in five people in South Cambridgeshire engaged in regular sport or recreational activity, which was in line with the East of England, but lower than the rest of the County especially in the 16-54 age group. South Cambridgeshire also has one of England's highest participation rates in football.
- 17. To encourage people to increase their physical activity levels, local facilities need to be of a good standard, accessible and meet the needs of the local community. Gamlingay sports facilities cannot meet the demands of the local community without the extension to the fitness suite and floodlit training areas. Local residents are currently forced to go elsewhere but are more than likely not taking part in sport and recreation at all.
- 18. A MUGA in Gamlingay could allow for:
  - (a) Gamlingay Village College and Gamlingay First School to achieve government targets for activity for children from age 9 to 13.
  - (b) Extended Schools to make provision for children from age of 4 to 13.
  - (c) Gamlingay Football Club to develop their youth training programme.
  - (d) Gamlingay Football Club to run 5 a side competitions throughout the year.
  - (e) Gamlingay Tennis Club to run all year coaching.
  - (f) Forward Gamlingay to establish a children's and women's hockey club.
  - (g) County Council Youth Club to run sports events.
  - (h) Forward Gamlingay Youth Café to run sports events.
  - (i) GCEH to provide children's football/tennis and hockey parties throughout the year.
  - (j) Other football clubs to hire the facility.
- 19. Currently the disabled toilet and one changing room within GVC is all that is available for the Fitness Workshop users to access during school hours. This represents major child protection issues and only provides changing for one person at a time. Within the past few years GVC met the full costs of £28,000 to resurface the existing tennis courts and this has enabled much greater community use of this facility.

20. Over the past four years GVC, Gamlingay Parish Council, Forward Gamlingay, Sports groups and volunteers have dedicated a lot of time, energy and cost into trying to bring this project to fruition. Officers continue to work hard to minimise the impact that changing circumstances have had on interested parties and are very grateful to everyone involved. We hope the proposals set out in this report will lead to a facility in Gamlingay that can be enjoyed by the whole community long into the future. The main considerations here revolve around the two locational options outlined below.

### **Option A – Locating the MUGA at Gamlingay Village College**

#### ***GVC Management***

21. If the MUGA is sited on the school grounds, as originally planned, bookings will be taken by the Fitness Centre staff during Fitness Centre opening hours. Out of hours messages will go onto the answer phone and be dealt with when the Centre reopens. GVC's concern with the original business plan was the cost of staffing the reception in the first year, as there was the expectation that the MUGA would be open late every evening and at weekends regardless of confirmed bookings. The Fitness Centre only breaks even and GVC Leisure Limited does not have reserves to cover these additional costs (Appendix one shows latest financial accounts). Therefore a casual employee has been recruited, willing to work as and when until the MUGA is fully utilised. This will enable GVC to extend the opening hours on evenings where there is a firm booking. The new College Site Agent has also offered to undertake extra cleaning work as needed on an agreed fixed session rate.
22. To get the project off the ground, GVC will need help in promoting the new facilities. Ideally this would be carried out by a paid fixed term Project Manager, but as there is no funding for this then it will be carried out by the existing Fitness Centre supervisors, voluntary Directors and the School Sports Coordinator (SSCO). SCDC can also help with this through South Cambs Magazine and promotional material for activities. GVC also intend to appoint two further directors to the GVC Leisure Limited board to help with marketing and community sports liaison, and hope that one appointment will be from the local footballers.
23. GVC currently have a Dual Use Agreement with SCDC for the fitness suite at the college and the Council runs its Fitness 4 Health (GP referral) scheme there along with other programmes. GVC would make full use of the MUGA facility during the school day and possibly for after school clubs, then allowing the community to use it at all other times. A new Dual Use Agreement would be drafted to reflect this additional community use facility.
24. The changing facilities at the school plus the additional toilet and shower planned within the fitness centre extension would be available for users of the MUGA.

#### ***GVC Financing***

25. Income from Fitness Centre fees and MUGA lettings will go to meet the running costs, with any profit being donated to the College. From the donation the College will set aside an agreed amount per year into a sinking fund (approximately half the installation costs over 10 years), with surplus amounts being reinvested in the College's sporting facilities. This reflects the conditions contained in dual use agreements with other sports centres in South Cambs.
26. There is a risk that the MUGA may not generate sufficient revenue to cover the amount required for the sinking fund. GVC have given an undertaking to establish

this fund from its own reserves even if the donation is insufficient, as it will be a College asset and provision will need to be made for the surface renewal in approximately 10 years. The College cannot however underwrite a revenue loss. GVC has already spent approximately £12,000 on plans, planning permission and architects fees for the fitness suite and MUGA projects.

### ***GVC Project Delivery***

27. GVC are currently awaiting detailed drawings and specification for the Fitness Centre Extension and have a local builder lined up to give indicative costings once he has the specification. Once a firm commitment from SCDC is received that the grant is being paid to the College, GVC can issue an invitation to tender. The Fitness Centre extension, being of lower value, could be delivered during the autumn term. The College expect a 10 – 15% increase in useage of the fitness centre within 12 months of completion of the project. Improvements will also benefit the Fitness for Health exercise referral programme delivered in the gym and part funded by SCDC.
28. GVC will need to advertise the tender for the MUGA, but would move as quickly as regulations permit. Planning permission (S/2007/08/F) and drawings from Doe Sports are already in place. Both building projects can be carried out during the school term time as the areas can be cordoned off from the children.

### **Option B - Locating the MUGA on land at the recreation ground**

29. If the MUGA were to be built on land at the recreation ground, owned by Gamlingay Parish Council then the grant would ideally be split as follows:
30. A £50,000 grant for the Village College to enable the relocation of the PE store and consultation room to purpose built areas allowing an extension to the fitness suite for more equipment. It will also provide the fitness suite with its own toilet and shower, removing the safeguarding issue that currently occurs with the sharing of school facilities. Planning permission has already been approved for the extensions (S/2007/08/F) and the College is keen to progress works.
31. A £150,000 grant to the Parish Council to enable the construction of a floodlit Multi Use Games Area (MUGA) on land owned by the Parish Council at the recreation ground. It will be adjacent the Village College, allowing for access from the College to the MUGA by pupils. The College will fund a gate and path to the MUGA from the College grounds.

### ***GPC Management***

32. The MUGA would be owned by the Parish Council and managed by the Gamlingay Community Eco Hub (GCEH) who would take a management fee. A full time employee is to be appointed to run the Ecohub and could administer bookings and management of the MUGA as well. The opening hours for the Ecohub are expected to be extensive and cover the likely usage times for the MUGA, ensuring there is someone on site at all times to manage the facility. Staff currently employed to maintain the sports pitches would add the MUGA to their maintenance regime.
33. The Ecohub will be publicised and marketed by staff employed by GCEH who could also market the MUGA alongside the other facilities available in the village. With a small football club in the village it is anticipated that heavy marketing of the new MUGA would draw in users from the surrounding area to ensure its viability.

34. Bar Hill, Fulbourn, Cambourne and Orchard Park Parish Councils currently manage similar MUGA's very effectively.

### ***GPC Financing***

35. Income from MUGA lettings will go to meet the running costs and GCEH management fee. An agreed amount will be set aside each year for the sinking fund (as with GVC), with surplus amounts held in reserve by GPC. If the MUGA fails to meet its costs then GPC will carry the risk and finance the shortfall. GPC expect to charge GVC for its use of the MUGA and have indicated in the region of £1,000 per term during school hours and at the community rate thereafter. GPC have already spent approximately £2,000 on plans, planning permission and architects fees for the MUGA project.
36. Changing facilities for community use will be provided at the Ecohub. These meet sport England standards and allow for separate child/adult and officials changing.

### ***GPC Project Delivery***

37. Building of the Ecohub is due to start within weeks and has a 26-week build timeframe. A Planning application for the MUGA has been submitted with SCDC (S/1044/10/F) and is due for decision in early September. Expressions of interest have been received from 33 MUGA contractors with 13 supplying further detailed information. If the grant is awarded to GPC and planning approved, the MUGA build could begin alongside the Ecohub within weeks. This would also enable all building works on the recreation ground to be completed together minimising disruption to the surrounding facilities.

### **Options**

38. There are two options available:
- (a) To approve or reject option "A", awarding £200,000 to Gamlingay Village College towards the cost of building a "Dual Use" multiuse games area (MUGA) and extension to the fitness suite, providing more storage and creating separate changing facilities for the school and fitness suite.
  - (b) To approve or reject option "B", awarding £150,000 to Gamlingay Parish Council towards the cost of building a "Dual Use" multiuse games area (MUGA) on land at the recreation ground and awarding £50,000 to Gamlingay Village College towards the cost of extending the fitness suite, providing more storage and creating separate changing facilities for the school and fitness suite.

### **Implications**

39. To approve either of the schemes in options "a" or "b" above will provide enhanced sport and health facilities, increased opportunities and improved access to all members of the community. Not to approve any of the schemes outlined above will undermine the project aims and objectives and lead to a possible deterioration of the facilities therefore forcing local community groups and sports clubs to travel further to access adequate facilities, some of which are already used to capacity. Gamlingay is the last of the villages to benefit from the Dual Use Strategy funding.

40.

Financial (Approx)	<b>Total Cost MUGA</b>	
	At Gamlingay Village College	£159,850
	On land at the recreation ground	£148,995
	Costs vary at the different locations for various reasons e.g. provision of pathways, relocation of existing facilities and storage.	
	<b>Budget</b>	
	SCDC	£150,000
	Gamlingay Parish Council	£10,000
	<b>Total Cost Fitness Centre</b>	
	Building work	£75,000
	Refit/decoration	£5,000
	New Fitness Equipment	£25,000
	<b>Budget</b>	
	Funding from Village College	£40,000
	Funding from SCDC	£50,000
	<b>Funds already spent</b>	
	Paid by GVC for architect's fees and planning application	£12,000
	Paid by GPC for architect's fees and planning application	£2,000
	Gamlingay Village College and Gamlingay Parish Council have provided all financial information.	
	Legal	A new Dual Use agreement will be signed to ensure community and school use of the facilities. The grant will also be subject to agreed conditions to ensure long-term use and management of the facilities.
	Staffing	No significant implication to SCDC staff. Facilities will be staffed and managed by GVC Leisure Ltd or staff at GCEH.
Risk Management	Very low risk – no requirement on the council except to provide grant monies and some building control resources.	
Equal Opportunities	This facility will be used to help deliver the Councils Sports Development programme and encourage participation by specific target groups, including girls and women, people with a disability and Travellers.	
Climate Change	A sustainable approach to the construction/installation of this project will be considered where appropriate and achievable within current timescales and resources. Provision of facilities at point of demand reduces need for excess transport emissions.	

### Consultations

41. All local clubs were in favour of a MUGA in Gamlingay as expressed through face-to-face meetings. Gamlingay FC has assisted in the development of this facility and will use it extensively. There is a high demand for provision of an artificial turf surface in this catchment area due to the number of clubs with growing junior sections. The

need for an all-weather floodlit surface was highlighted through the consultation process. All users of the Fitness Workshop expressed a need for an increase in capacity and updated equipment due to its popularity and successful GP referral classes.

42. View from Gamlingay Village College:  
*"When doubts were raised about the future of the College we understood (but were disappointed) when the alternative location for the MUGA was broached. Now that the County Council has issued a statement reassuring the College and SCDC that there are no plans to close the College then we believe that the MUGA should be sited here. With our increasing roll the MUGA will provide a valuable additional teaching space and will enable extra-curricular activities after school during dark evenings. We believe it will be well utilised and help to enhance the physical wellbeing of all the school age children in the village. There will also be an opportunity for providing a wider Extended Schools programme for all young people within the community."*
43. *"If sited on land at the recreation ground the proposed location is still close enough to provide a very exciting resource for our young people. If this resource is made freely available to the Gamlingay Schools we believe that it will be well utilised and help to enhance the physical wellbeing of all the school age children in the village."*
44. View from Gamlingay Parish Council:  
*"On request by South Cambridge District Council Officers the Council was asked if it could site the MUGA on the school boundary on Parish Council land in May this year, and have since been working hard on submitting a Planning Application, appointing Consultants and arranging a selected tender list, which have resulted in significant expenditure. The existing plan will deliver the facility for the benefit of the school and the community and can be accessed without leaving school grounds. The project will also add significantly to the Hub, which is a project SCDC are already supporting through other grant programmes, as it will enhance sporting facilities as part of the project."*
45. *"The Council support in the strongest terms the splitting of the Dual Facilities Grant between the school for its Gym improvements, and to the Parish Council for the MUGA development, as the Council has a strong track record of delivering community projects in co-operation with village groups in the past 5 years. Mrs L Brown has recently reviewed our Parish Action Plan which accounts for our progress. We have also been awarded Quality Status in 2008."*
46. View from District Councillor Bridget Smith:  
*"As the District Councillor I need to declare an interest in this application as I am employed by Gamlingay Parish Council as their projects' facilitator. However, I am very keen to see the Parish Council being allowed to take the Gamlingay MUGA project forward as I firmly believe that in doing so the facility has the greatest chance of long-term success. The Parish Council has put a huge amount of effort into this project, stepping in when the school were prevented from delivering it, and in turn have developed it into a true community and school resource which will have huge impact within the village. I believe it is in the very best interests of the community and the two village schools to have this facility delivered and managed through the Parish Council and that this will guarantee its inclusivity and proper management."*
47. View from District Councillor Sebastian Kindersley:  
*"I am very supportive of the collaborative approach taken by the Village College, the*



*Parish Council and the District Council which will provide Gamlingay with a facility we can all be proud of. I would also highlight (as County Cllr) the point made about the future of the Village College which now seems assured."*

48. View from Forward Gamlingay:  
*"The long term viability depends upon high usage to ensure there is sufficient revenue to adequately maintain the facility and to save for replacement costs. Regular maintenance is required to ensure the safety of all users and that it does not fall into disrepair which will impact on bookings leading to reduced revenue and therefore impact it's long term viability. The success of the MUGA depends upon maximising the usage by both the school children and by the local community who will fund it's sustainable future. It needs to be easily accessible by the school children and the local community. Access to appropriate changing facilities. Located where it will be staffed for the hours required."*

### **Effect on Strategic Aims**

49. The Dual Use Facility Grants help to meet two of the Councils Aims; ensuring South Cambridgeshire continues to be a safe and healthy place for families and making South Cambridgeshire a place residents can feel proud to live.
50. Awarding this grant will help us to achieve the 2010/11 Council priority of increasing the number of teenagers taking part in positive activities.
51. SCDC's sports development programmes are delivering tangible improvements to resident's lives. Recent results for *N18 Sport and Active Recreation* show that there has been a 4.8% increase in adults (age 16 and over) who participate in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to 30 minutes on 3 or more days a week). The increase is between the baseline in 2005/06 and the rolling 24-month data from April 2008 to April 2010. This compares favourably to the rest of the county where there has been no change or a decrease (Active People Survey published by Sport England, June 2010).

### **Conclusions / Summary**

52. The facilities at Gamlingay are part of the Council's Dual Use Sports Strategy and their construction will mark the completion of all nine schemes, providing a network of local sports centres across the district. Officers have been working closely with GVC, the Parish Council, the Football Association and Forward Gamlingay plus the many different user groups over the past four years in planning for the project.
53. The facilities will enhance the current provision for the residents of Gamlingay and surrounding villages. In addition, it will strengthen existing links between schools, clubs and individual users of the current facilities. Furthermore, providing a true multi-sport environment will allow the development of a more extensive range of sporting activities and facilitate the development of sports for girls, boys and adults of all ability levels.
54. The circumstances at Gamlingay are unique and many options have been explored to deliver the identified dual use sports facility requirements. Both locations have their advantages and disadvantages and both would provide the local community with essential sports enhancements. However on balance option "A", locating the MUGA at Gamlingay Village College conforms to policy and would bring Gamlingay in line with all the other dual use sites in South Cambridgeshire. The dual use agreement

currently in place, can be amended to incorporate the new facilities ensuring school and community use into the future.

**Background Papers:** the following background papers were used in the preparation of this report:

- Cabinet report - 13 December 2007
- Letter from GVC 21<sup>st</sup> June 2010
- GPC MUGA report June 2010
- DOE Sports quote June 2010
- Letter from CCC 18<sup>th</sup> June 2010
- New Communities Portfolio Holder report – 13<sup>th</sup> July 2010
- GPC Letter 27<sup>th</sup> July 2010
- Letter from GVC – 4<sup>th</sup> August 2010
- Planning application S/2007/08/F
- Planning application S/1044/10/F

**Contact Officer:** Kirsty Human – Development Officer (Principal lead for sport and leisure)  
Telephone: (01954) 713297