
**DRAINAGE & FLOODLIGHT WORKS AT HAYLODGE PARK,
PEEBLES**

Report by Head of Corporate Governance

PEEBLES COMMON GOOD SUB COMMITTEE

8th May 2013

1 PURPOSE AND SUMMARY

- 1.1 **This report gives an update on the proposed drainage and floodlight works at Haylodge Park and seeks approval for a Deed of Dedication, in terms of the attached, to be granted to Sport Scotland in order to secure grant funding from them.**
- 1.2 The condition of Haylodge Park has deteriorated and major works are required to improve its surface and its ability to be used for various annual events.
- 1.3 Peebles Rugby Club, in consultation with Scottish Borders Council, have drawn up a plan for improvement works to the drainage, grass surface, entrance areas and floodlighting.
- 1.4 An application for funding has been made to Sport Scotland but they require some security of tenure by way of a Deed of Dedication from Peebles Common Good Sub Committee.
- 1.5 In addition, Peebles Rugby Club would be granted seasons bookings for the rugby pitches commensurate with the anticipated life expectancy of the new drains. Any seasons bookings would be subject to the Agricultural show, the Beltane Festival, the Highland Games and any other public event the Council may wish to hold on the pitches. In the event of damage to the pitch surfaces, the organisers of the event would be required to bear the cost of restoration.

2 RECOMMENDATIONS

- 2.1 **I recommend that Peebles Common Good Sub Committee agrees to grant a Deed of Dedication, as attached, to Sport Scotland in order for drainage and other works on Haylodge Park to proceed as outlined in the report.**

3 BACKGROUND & PROPOSALS

- 3.1 Haylodge Park is a general public park which is managed and maintained by Scottish Borders Council in terms of the principles adopted by the Council for the management of Council occupied Common Good Assets at their meeting on 29th September 2011. It has two sports pitches which are used by Peebles Rugby Football Club (PRFC) for training purposes and junior matches. As well as being a general recreational park, it is used for the annual Agricultural Show in August, the annual Highland Games in September, the annual Beltane Festival in June and for a round of the Scottish Sheepdog Trials.
- 3.2 The condition of the park and pitches has deteriorated in recent years and has been especially wet in 2012 with it being regularly waterlogged. The wet condition of the land has restricted the use of the pitches by PRFC. Some sections of the Peebles Agricultural Show have been cancelled due to the wet condition of the Park.
- 3.3 Consultants, instructed by PRFC, have drawn up plans and specifications for improving the drainage in the Park (see attached plan). Three specialist sports pitch drainage companies have been asked to quote for the works.
- 3.4 The comprehensive drainage system and upgrading of the existing two pitches are over engineered for rugby purposes but will benefit the other users such as the Agricultural Show and Highland Games. The improvements will include new pitch soil make up with sand drainage trenches and new grass surfaces to the pitches.
- 3.5 PRFC propose taking on the ongoing ground maintenance from SBC of the grassed pitch areas after the improvements are completed.
- 3.6 Improved access for maintenance machinery is also required from the main road including the entrance used by Peebles Agricultural Show. Consideration will also be given to the ground surfaces to accommodate the heavy traffic during the Agricultural Show by way of using reinforced grass turf.
- 3.7 PRFC have applied for planning permission to remove the existing floodlights and install 8 permanent floodlight posts which will be fitted with the latest anti glare light fittings. (see attached plan)
- 3.8 Haylodge Park is an inalienable asset and therefore can not be leased out. A Deed of Dedication can offer the security required for Sport Scotland to award grants although this is still to be confirmed as acceptable security for use by Sport Scotland.
- 3.9 In addition PRFC would be granted seasonal bookings for the rugby pitches commensurate with the anticipated life expectancy of the new drains up until when the drains will need a major refurbishment – possibly 15 years. At present there is no formal booking of, or payment for, the use of the pitches. Any such seasonal bookings would be subject to the Agricultural show, the Beltane Festival, the Highland Games and any other public event

the Council may wish to hold on the pitches. Should any public event be held that damages the pitch surfaces, the organisers of the event would be required to bear the cost of restoration in addition to the hire costs.

4 IMPLICATIONS

4.1 Financial

The total funding of £243,400 could be made up by £72,500 from Sport Scotland, £50,000 from SBC, £45,000 from the Scottish Rugby Union, £43,400 from Peebles RFC, £20,000 from Peebles Common Good fund (subject to approval), £12,500 and from the Agricultural Society. The SRU, SBC, PRFC and Agricultural Society funding is confirmed and secure.

4.2 Risk and Mitigations

There is a risk that Sport Scotland does not approve a grant at their meeting on 24th May 2013. Without the Sport Scotland support, the SBC funding of the project would be re-evaluated.

4.3 Equalities

There are no adverse equality implications.

4.4 Acting Sustainably

The proposed works will make Haylodge Park more sustainable for future users.

4.5 Carbon Management

There will be no effects on the carbon emissions.

4.6 Rural Proofing

None.

4.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

5 CONSULTATION

- 5.1 The Chief Financial Officer, Clerk to the Council, Head of Audit & Risk and Head of Corporate Governance have been consulted and their comments have been incorporated into the report.

Approved by

Head of Corporate Governance

Signature.....

Author

Name	Designation and Contact Number
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Background Papers: None**Previous Minute Reference: None**

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. James Morison can also give information on other language translations as well as providing additional copies.

Contact us at James Morison, Estate Management, Scottish Borders Council. 01835 824000 Ext 5295.