
SYNTHETIC 3G PITCH PROGRAMME

Report by Corporate Transformation and Services Director

EXECUTIVE COMMITTEE

7 June 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report seeks agreement on the way forward for the Council's 3G Synthetic Pitch Programme in the light of the Executive decision on 24 May 2016 to withdraw the Planning Application for the proposed 3G pitch at Victoria Park in Peebles.**
- 1.2 Given the position re Peebles it is now recommend that Jedburgh is brought forward to 2017/18 and Peebles is slipped to 2018/19 pending further public consultation prior to a further decision in respect of how a 3G pitch can be progressed in Peebles.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Executive:-**
- (a) **Agree to the Jedburgh pitch being brought forward for delivery in 2017/18 and the Peebles pitch being slipped for delivery in 2018/19.**
 - (b) **Agree that the additional funding requirements for the Jedburgh 3G Pitch are considered as part of the six month review of the Council's Capital Programme.**
 - (c) **A timing movement is approved from 2018/19 to 2016/17 to the value of £60,000 to allow design works to commence in respect of the Jedburgh 3G Pitch.**

3 CURRENT POSITION & PROPOSED WAY FORWARD

- 3.1 Executive agreed on 24 May 2016 that the Planning Application lodged

for a 3G Pitch at Victoria Park be withdrawn. This was necessary in order not to prejudice any other potential sites in Peebles. Were this not done then any future planning application on an alternative site would be highly unlikely to be approved as it would almost certainly be impossible to demonstrate 'need' if there was an existing approved planning application for a pitch already in existence.

- 3.2 Tweeddale Ward Councillors have requested a further period of public consultation to assess the levels of support in the Peebles community for a new 3G pitch. This consultation should also the preferred location for the new 3G pitch. In total to date 24 different sites around Peebles have been examined in detail and it has been concluded that there are only 2 viable options remaining in the town for a new pitch. The first being to construct a new full size dual use match play pitch in Victoria Park and the second being the option to locate a new 3G pitch on the existing grass pitch adjacent to the running track beside Peebles High School. The pitch at Victoria Park would be 100m x 65m with 5m run offs. The maximum feasible size for the pitch at Peebles High School would be in the order of 100m x 55m with 5m run-offs. This would need to be verified through completion of a detailed technical design should this site be the preferred option.
- 3.3 It is proposed that Scottish Borders Council capital contribution for the Peebles pitch is capped at £1,299,000 which is equal to the capital budget for the Peebles pitch at Victoria Park less the costs expended to date. The current capital plan assumes external funding of £300,000 from sportscotland, based on providing a full size match play dual purpose pitch with a playing surface measuring 100m x 65m. Executive previously took the decision that only such full size pitches would be funded by the Council. It is suggested that any pitch at Peebles which carries a cost higher than the currently agreed budget should only be approved by the Council if third party funds to close the budget gap are available. A provisional estimate of locating the pitch at Peebles High school is £1,952,500, which is based on very little information or design input, with basic allowances made for various elements of the cost, and with an appropriate but significant optimism bias allowance of 39.25% being applied.
- 3.4 As a result of the delay to the Peebles pitch, the Jedburgh pitch should be brought forward in the overall pitch programme by a year and be delivered in 2017/18 and the Peebles 3G Pitch project should be put back in the programme to being delivered in 2018/19. However, prior to committing to deliver the Peebles pitch in 2018/19 a definitive decision in respect of a Peebles Pitch will be required. This re-phasing of the 3G pitch programme is important to maintain progress of the overall commitment made to sportscotland in 2013 to deliver a set of pitches across the Borders.
- 3.5 Additional funding for the Jedburgh Pitch will be required and that figure can be confirmed once a preferred site location is agreed and preliminary designs have been undertaken. The current allocated funding of £863,135 is believed to be insufficient, following receipt of the recent tenders for the new pitch at Hawick. It is recommended that additional funding will be addressed once the extent of the funding gap is known and as part of the

normal six month Capital Review Process.

- 3.6 Officers will engage further with the local clubs in Jedburgh, Jedburgh Members, Live Borders and other key stakeholders such as Historic Scotland to secure the pitch location at the current Jed Thistle ground, owned by Lothian Estates, which will allow the design of the pitch to commence.

4 IMPLICATIONS

4.1 Financial

The changes to the pitch programme discussed in this report would require a re-profiling of the capital plan as approved at Council on 11th February 2016.

See below for proposed re-profiling, which will be confirmed during the six month capital review process.

	Previous Spend	Budget				Total Project Budget
		2016/17	2017/18	2018/19	2019/20	
Peebles 3G (current plan)	141,644	1,596,000	3,000			1,740,644
Proposed Profile				1,596,000	3,000	1,599,000
Jedburgh 3G (current plan)	6,346		30,000	817,000	3,000	856,346
Proposed Profile		60,000	1,117,000	3,000		1,120,000
Variance		- 60,000	- 1,087,000	814,000	3,000	- 263,654

The revenue consequences of this project cannot be confirmed until a full business case, which is site dependant, can be completed and will be captured as part of the financial planning process.

4.2 Risk and Mitigations

- (a) The sportscotland letter of 11 March 2013 with regard to the £500,000 grant funding of Peebles High School facilities, contained a condition to 'deliver a full size 3G in Peebles within a timescale of 2 years'. There is a risk that if a 3G pitch is not delivered in Peebles, sportscotland will lose credibility in the Council and be less willing to fund future programmes. Officers are continuing to seek to remove this risk in discussions with sportscotland and are confident this can be addressed and the risk removed.
- (b) There is a risk that if an agreement cannot be reached around a suitable site that any monies already expended in capital terms will be written back to revenue, which will result in a revenue pressure.

If this project continues this will not be necessary.

4.3 Equalities

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

4.4 Acting Sustainably

It is not anticipated that there will be any negative environmental impacts.

4.5 Carbon Management

It is not anticipated that there will be any effects on carbon emissions.

4.6 Rural Proofing

n/a

4.7 Changes to Scheme of Administration or Scheme of Delegation

n/a

5 CONSULTATION

- 5.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR, and the Clerk to the Council have been consulted and their comments have been incorporated into the final report.

Approved by

Rob Dickson
Corporate Transformation & Services Director

Signature

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Background Papers: Executive 24 May 2016

Previous Minute Reference: Executive 24 May 2016

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