

SURREY COUNTY COUNCIL

CABINET MEMBER FOR COMMUNITIES AND COMMUNITY SAFETY



SURREY
COUNTY COUNCIL

DATE: 25 APRIL 2023

REPORT OF CABINET MEMBER: DENISE TURNER-STEWART – CABINET MEMBER FOR COMMUNITIES AND COMMUNITY SAFETY

LEAD OFFICER: MARIE SNELLING – EXECUTIVE DIRECTOR FOR CUSTOMER AND COMMUNITIES

SUBJECT: YOUR FUND SURREY APPLICATION – Oakwood School Community 3G Pitch

ORGANISATION STRATEGY PRIORITY AREA: EMPOWERING COMMUNITIES

Purpose of the Report:

This report sets out the Your Fund Surrey application from the **Oakwood School** for the consideration of the Cabinet Member for Communities and Community Safety.

The vision of YFS is to bring community-led and place-making projects to life, with a focus on wider community benefit that leaves a real legacy.

Recommendations:

It is recommended that the Cabinet Member:

1. Approve funding the full amount requested of £150,000 (18% of total project cost), comprised of:
 - £135,000 of capital funding towards the development of a 3G pitch at Oakwood School to be paid in staged payments, on evidence of spend.
 - Including £15,000 (5%) to be held by SCC until final evidence of income, expenditure, evaluation and building control sign-off is provided.

Reason for Recommendations:

This application has been the subject of a rigorous assessment process by officers, as set out in the body of this report. Officers consider the project to meet the aims and published criteria of the fund and to satisfy the requirements to award funding.

Executive Summary:

1. Oakwood School is a state secondary school in Horley, with approximately 1,300 pupils on role.

Lower Super Output Area (LSOA)	Reigate and Banstead 015A
National Index of Multiple Deprivation (IMD)	7 (one is most deprived)
Surrey Index of Multiple Deprivation	3 (one is most deprived)
Neighbouring LSOAs	The schools and its' facilities serve people from across Horley include one of Surrey County Council's identified key neighbourhoods: Horley Central and South.

2. The project aims to install a full size 3G artificial football pitch on the site of an existing grass pitch. 3G stands for a Third Generation synthetic surface which consists of three elements; synthetic turf, sand infill and rubber infill. A sports centre is already on site and has been serving the local community for many years.
3. A Local Football Facility Plan (LFFP) has been produced by the Football Foundation (FF) in collaboration with the Football Association (FA), Surrey FA, Reigate Borough Council and Active Surrey. The purpose of the LFFP is to identify priority projects that can deliver better facilities for grassroots football, particularly focused on increasing opportunities for people living in areas of deprivation. The Reigate and Banstead LFFP identified the need for seven new 3G pitches in the borough to meet demand and the Oakwood School project is included as a priority. The 3G pitch at South Park has now been built. FF have committed to being the main funder on this project.
4. Oakwood School, in collaboration with FF, have devised a usage plan that commits to a wide variety of regular community users through local grassroots football clubs for all genders. During school hours the pitch will be open for school use only due to safeguarding requirements. Oakwood School have engaged with local primary schools and will offer the 3G pitch during the daytime to these schools, particularly those with little outdoor space.
5. In addition, a five year site development plan has been devised between Oakwood School, FF and Crawley Town FC Foundation. The plan focuses predominately on increasing formal and informal football activities for women, girls and people living with disabilities. Crawley Town FC Foundation will be the key delivery agent on the initiatives identified in the plan and the outcomes of the plan link in with the conditions of funding from FF.
6. Outside of school hours, the pitch will be available for the partner grassroots club and for external bookings between 5pm-10pm on weekdays and 9am – 5pm on weekends. Usage will be reviewed regularly in conjunction with FF and the roll out of the site development plan. The school has a large car park which can easily cater for the increased usage.
7. Charges for using the facility have been benchmarked against other similar facilities and the FF ensures that the costs remain appropriate for the location.

8. As part of the funding agreement with FF, Oakwood School have been through a full tender process. Contractors are required to work to a framework of standards set by FF to ensure the highest quality finish. As part of the framework all contractors must meet environmental considerations, set by FF. These considerations include, but not limited to, using recycled materials, sourcing local material and installing LED lighting.

Details

Description of project benefits

9. The benefits of the project include:
- Supports the growing demand for recreational and competitive womens' and girls' football.
 - The site development plan has a strong focus on providing opportunities for people living with disabilities.
 - The FF as principal funder ensures community use will be prioritised.
 - This facility would reduce the need for travel by residents as there is no alternative in the area.

Project Timeframes and Management

10. The key project delivery dates are approximately 12 weeks, comprising of three key stages:
- Site clearance and preparation.
 - Installing pitch base, floodlights and perimeter fencing.
 - Installing 3G turf.
11. The delivery of the project will be managed by the school and contractor. Once the project is complete the school will take control of the facility. Bookings and maintenance will be added to the duties of the existing Premise Manager and auxiliary staff. School or sports centre staff will be onsite at all times whilst the pitch is open.
12. With good care and maintenance, the pitch will have a lifespan of at least 10 years.

Financial and Value for Money Implications

13. YFS funding is requested to contribute towards the pitch construction. The project has applied for £150,000, equating to 18% of the overall project costs. The remaining monies needed for the project have been raised from various sources (see Table 1).
14. Table 1. Financial Summary details the £693,399 of other funding against the total project cost of £843,399. Table 2 details the total project cost breakdown.

Table 1. Financial summary

Amount applied for:	£150,000
Total project cost:	£843,399
Percentage of cost against total:	18%
Have other funding sources been secured?	Yes
Other funding:	Achieved Funding The Football Foundation - £442,799 Oakwood School contribution - £130,600

	Oakwood School PTA Fundraising - £20,000 Reigate and Banstead CIL - £100,000
Is there a commercial element to the project?	Yes
Amount suggested for funding:	£150,000

Table 2. Project Cost breakdown:

Activity	Total Cost (exl. VAT)
Surveys	£30,000
Site Prelims	£45,665.29
Site Clearance	£13,577.71
Drainage	£65,086.19
Pitch foundations, surface and base	£343,717.05
Floodlighting	£52,203.08
Hard standing areas	£5,889.48
Sports equipment and site furniture	£25,846.38
Infill retention mitigation	£24,994.72
Reinstatement	£8,781.88
Maintenance equipment	£22,782.50
Fencing	£73,082.99
OHP	£94,688.73
Legal charge	£3,000
External Defibrillator	£1,500
Cost increase adjustment Jan 2023	£32,563
Total	£843,399

15. As with all applications, there is a risk that construction and purchase costs will increase between application and approval. This is partially mitigated by the contingency. The applicant has secured quotes that support their costing, and will ultimately be funded based on evidenced, actual spend, up to the amount awarded.
16. It is not proposed to hold any contingency sum for this project. The majority and lead funder are the FF. All works fall under the contract, which is let as a Guaranteed Maximum Price, hence the risk sits with the Contractor under their agreement with the FF.

Assessment of the application against the criteria for the fund:

Advisory Panel Comments

17. The role of the YFS Advisory Panel is to review shortlisted applications following the assessment and scoring of bids by Officers, and to advise and inform the final officer recommendations to the appropriate decision-maker on the proposed funding awards to be made.
18. The YFS Advisory Panel were supportive of the project and recognised the significant contribution from The Football Foundation. The Panel were enthused by the range of

users who have indicated they would use the facility, particularly those promoting sport for women, girls and people with disabilities. Lastly, the Panel acknowledged the location of Oakwood School would ensure this facility serves a priority area for Surrey County Council.

Consultation

Summary of Support

19. Have your say, which featured the Oakwood School Community 3G Pitch project, received 286 comments. Over 98% of the comments were positive and 275/286 respondents said that there was nothing similar in the local area.

20. Letters of support have been received from:

- Cophorne FC
- Crawley Town FC Foundation
- Perrywood FC
- AFC Acorns
- Ashmount Leigh FC
- The Football Foundation

21. Divisional Councillor, Jordan Beech, provided the below statement in support of the project:

"I fully support Oakwood School's application to build a 3G pitch on the school grounds. This will be a useful facility for both the school and the wider community and help address a lack of 3G pitch facilities in the local area."

Section 151 Officer commentary:

26. Although significant progress has been made to improve the Council's financial position, the financial environment remains challenging. The UK is experiencing the highest levels of inflation for decades, putting significant pressure on the cost of delivering our services. Coupled with continued increasing demand and fixed Government funding this requires an increased focus on financial management to ensure we can continue to deliver services within available funding. In addition to these immediate challenges, the medium-term financial outlook beyond 2022/23 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority in order to ensure stable provision of services in the medium term.

27. The long-term sustainability of the projects funded by Your Fund Surrey is a key factor in assessing their suitability. The ongoing sustainability of this project relies only on identifying a modest and reasonably secure source of funds to maintain an asset, which is considered low risk in this instance.

28. A finance and commercial assessment has been completed and the expected benefits of the project have been scrutinised and challenged by officers and are deemed acceptable in this instance. An important consideration is that Your Fund Surrey is a key part of the Council's Empowering Community approach focused upon enabling communities through investing in a meaningful and lasting way. Therefore, the success of Your Fund Surrey will set against establishing a different relationship with communities, empowering

them to be more self-reliant. In forging that relationship, the success of individual projects will vary within the benefits delivered by the programme as a whole. Learning points from successful and unsuccessful projects will be taken and used to inform the development and evolution of the fund over time.

29. The borrowing costs associated with the fund have been fully built into the Council's Medium-Term Financial Strategy. The annual cost of borrowing for this specific project of £150,000 would be c£8k.

30. This project has been reviewed and costs appear to be well planned for based on tender responses with inflation and contingencies factored in. The YFS contribution will be 18% of total project funding, with the asset materially supported by a variety of other funders. The project appears to be supported locally and provides value for money. The ongoing commercial viability of the pitch appears to be based on reasonable assumptions.

Legal implications – Monitoring Officer:

22. The report sets out the information and steps for the consideration of the application further to the Council's governance arrangements for Your Fund Surrey.

23. Further to those arrangements, if approved, the Council and the organisation will enter into a comprehensive funding agreement which will include the performance measures that will be put in place to ensure the funding is used as intended as well as clearly describing any support or additional conditions agreed as part of the funding award.

Equalities and Diversity:

24. Your Fund is designed to provide investment in schemes that encourage community participation, reduce isolation, and develop the potential for social wellbeing and economic prosperity. As such it is anticipated that it will have a positive impact on the local community and particularly those with protected characteristics that may be more likely to experience social and economic exclusion.

25. An Equalities Impact Assessment has been produced for YFS and was circulated as an Annex to the YFS Cabinet Report 26th January 2021.

Other Implications:

26. The potential implications for the following council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Table 4: Implications for council priorities and policy areas

Area assessed:	Direct Implications:
Corporate Parenting/Looked After Children	No direct implications
Safeguarding responsibilities for vulnerable children & adults	No direct implication
Environmental sustainability	Reduces the number of car journeys across the county by providing a 3G pitch in an area that lacks similar facilities.

Public Health	The project has a positive impact on wider health outcomes, with young people, women and girls and those with disabilities being encouraged to increase their physical activity.
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What Happens Next:

- Following Delegated Officer approval of the funding a notice of the records of decisions taken under delegated power, will be published within 3 days of the decision being made. A note of this decision will be included in the YFS Decision Tracker.
- Officers will prepare the relevant schedules and funding agreements to enable payment of funds and monitoring and evaluation of the project against its outcomes.
- The YFS Team officers will then issue a provisional offer of funding to the applicant, including a copy of the draft Funding Agreement incorporating any additional conditions.

Report Authors:

Patrick Culligan, yourfund@surreycc.gov.uk

Nikki Tagg, yourfund@surreycc.gov.uk

Consulted:

Division County Councillor

Corporate Finance – Surrey County Council

Sources/background papers:

YFS Criteria

YFS Governance Document

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