



Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Corporate Director Communities	Councillor Lesley McKay, Resources Portfolio Holder	16 November 2023

King George V Playing Fields, Replacement Pavilion

Key Decision: No

1. Purpose of report

- 1.1 To provide a temporary pavilion with associated works at King George V Playing Fields in Fleetwood, following a deliberate fire on 28 September 2020 which destroyed the previous facility.

2. Corporate priorities

- 2.1 Collaborate with resident's and local stakeholders to maximise opportunities for improving health and wellbeing across our communities.
- 2.2 We will work with our partners to focus on supporting people to become more active and increase their physical activity.

3. Recommendation

- 3.1 That approval is given to utilise £90,000 currently held in the Insurance Reserve for the provision of a temporary pavilion and associated installation works at King George V Playing Fields, Fleetwood.
- 3.2 Approval is given to retain the remaining unspent monies with the Insurance Reserve (£212,995) as match funding for any future external funding bid that may be approved.

4. Background

- 4.1 The site of the former pavilion is adjacent to a playing field located at the junction of Fleetwood Road and Broadwater tram stop. To the west of the site is an electricity substation and the 'Fleetwood to Blackpool' Fleetwood Road tramline, while to the east is Fleetwood Road. The site is

accessed from Fleetwood Road via a car park to the north of the site. To the south of the site is a line of bollards and the remaining floor slab from the previous pavilion.

- 4.2** The previous football pavilion was completely destroyed by a deliberate fire in 2020 and the council received £302,995 from its insurers.
- 4.3** Planning permission was granted 10 November 2021 (21/00496/FUL) for the provision of a comparable replacement facility and a tender exercise was undertaken. Unfortunately owing to increasing build costs and ground contamination issues the rebuild cost is in the region of £600,000.
- 4.4** Discussions have been held with the main users of the pavilion and associated football pitches and it is proposed to provide a suitable temporary pavilion instead. This will enable the council, in partnership with the users, to take the opportunity to explore funding options to improve the existing sport and recreation facilities. This would include seeking permanent ancillary facilities after completion of the Wyre Playing Pitch Strategy which is currently under development.
- 4.5** In addition to the Wyre Playing Pitch Strategy, Wyre Moving More is a five-year physical activity strategy for Wyre which aims to embed a culture of 'moving more' and thereby increase physical activity levels across the borough's communities. The proposal ties in with three of the core delivery themes:

Theme 1 (Health and Wellbeing)

Theme 2 (Children and Young People)

Theme 3 (Active Environments)

- 4.6** Wyre Council is committed to improving the health and wellbeing of its residents as a key priority within its business plan. Its indoor and outdoor leisure environments are clearly cited as settings in which it will undertake work to achieve this.
- 4.7** The advent of the Integrated Care Partnership, including the focusing of resource at neighbourhood level (via NHS Primary Care Networks) to tackle health inequalities presents an opportunity to align the focus of Wyre Moving More with that of health partners to leverage the maximum possible effort to increase levels of physical activity participation in Wyre.

5. Key issues and proposals

- 5.1** It is proposed to install a temporary pavilion in the form of a robust modular building with kitchen and toilet facilities at an estimated cost of £90,000 which includes associated groundworks to site the temporary structure. This facility has the capability of being redeployed elsewhere, if and when a permanent structure is established.

- 5.2 Environmental Health have provided feedback on the proposal owing to the ground contamination issues and the council will need to implement moderate gas protection measures and a final verification report needs to be provided upon completion.
- 5.3 Part 12 of the General Permitted Development Order (GDPO) allows the Local Planning Authority to undertake works without the requirement of planning consent. The original pavilion on the site destroyed by the fire had an approximate floor area of 207 sq.m compared to the proposals of approximately 37 sq.m. The site area is largely contained to the former building and would not encroach further onto the playing field.
- 5.4 It will be the intention to utilise the existing surface water and foul drainpipes where required. This includes also making use of the existing water and electricity supplies, where they may have been terminated and capped off owing to the fire. There will be a requirement to install a water meter and electricity meter.
- 5.5 To provide easy access, a decked area with ramp and steps is to be provided. The existing concrete paving flags will be re-laid to provide a small area of hard landscaping adjacent to the new modular unit.
- 5.6 It is intended that subject to a future successful funding bid to improve facilities on the site the temporary facility could be reused at an alternative location.

6. Alternative options considered and rejected.

- 6.1 The replacement of a like for like facility was not feasible within the available budget. Grant funding may be accessible to provide a permanent facility (subject to planning permission) if there is a link to improving wider facilities on the site such as encouraging increased participation and use by the wider community.

7. Delegated functions

- 7.1 The matters referred to in this report are considered under the following executive function delegated to the Resources Portfolio Holder (as set out in Part 3 of the council's constitution): To consider the management, repair, maintenance, replacement, construction, enhancement and use of the Council's land and buildings, including ancillary car parks.

Financial, Legal and Climate Change implications	
Finance	The overall costs for the purchase, installation and associated ground works are estimated to be £90,000 in total and this will be met from the insurance reserve.
Legal	The procurement of the temporary building and the associated groundworks will comply with the Council's Financial Procurement Rules. A formal agreement with

	<p>the supplier(s) will be entered into following the procurement process.</p> <p>Heads of Terms have been proposed to Fleetwood Gym Junior FC for the lease of the building and once agreed legal will be instructed to provide a draft lease to the club.</p>
Climate Change	The provision of a temporary building will not have a negative impact on climate change.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	✓
equality and diversity	x
health and safety	✓

risks/implications	✓ / x
asset management	✓
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

None