

Colinton Mains Park Pavilion and Meggetland Sports Complex Third Generation Pitch

Culture and Leisure Committee

15 September 2009

Purpose of report

- 1 To ask members of the Committee to approve two projects to be delivered from the capital investment budget for pitches and pavilions in 2009/10.

Main report

- 2 Members will recall that £1.2m was allocated in the 2009/10 budget for capital investment in pitches, pavilions and playgrounds. From this amount £750k was set against pitches and pavilions.
- 3 A key investment priority recommendation list has been produced by the South East Sports Facilities Project (SESFP) in partnership with the Council, the Scottish Football Association, Scottish Rugby and Edinburgh Leisure. The process for agreeing this priority list included three meetings of a working sub group of the SESFP to draw up the initial list, which was then approved by the main group. This list was shared with football clubs attending the Scottish Football Association's Edinburgh Football Forum on 15 June and endorsed by the clubs at that meeting. Colinton Mains Park Pavilion is the priority for pavilion investment and Meggetland Sports Complex is the priority for third generation (3G) pitch investment.
- 4 To date, £168k has been invested in Colinton Mains Park to create three eleven-a-side and three seven-a-side purpose-built football pitches. The current changing accommodation has only one large changing space which is not fit for purpose given the number of teams which will be using the six pitches at the park. A stakeholders' day organised by Firrhill Community Council on 14 May 2009 examined three options for providing fit for purpose changing accommodation and selected the third option. This feedback from the local stakeholders was shared with the Pentlands Neighbourhood Partnership on 2 June 2009.
- 5 This option would involve extending the existing building and refurbishing it to provide six changing rooms, toilets and a general purpose/community room. The cost for this has been estimated at £1m. However, in the current economic climate it is expected that the competitive tendering process, once initiated, may result in a lower cost. (The first and second options were, respectively, a new build at an estimated cost of £1.4m and a refurbishment of the existing

- pavilion without any extension, at a cost of £600k. The first option is considered unaffordable and the second would not provide a fit for purpose pavilion.)
- 6 Meggetland is identified as one of six central pitch venues in Edinburgh's Sports Pitches Strategy. Changing the grass football pitch to a 3G surface would allow a significant increase in the number of competitive games which can be played there. The 3G pitch will also be suitable for football and rugby training organised by clubs and sport development officers. The change in pitch surface from grass to 3G is subject to planning permission and has been estimated to cost £400k.
 - 7 Stage one funding applications for the 3G pitch at Meggetland and the Colinton Mains Pavilion proposal have been submitted to **sportscotland** and have been approved to go forward to the second stage of the funding process. **sportscotland** has indicated that it could make funding available for both projects as follows: up to £300k (based on £50k per changing room) is available for Colinton Mains and a sum equal to the Council's investment is available for Meggetland, ie a contribution up to a maximum of £200k.
 - 8 In order to achieve stage two funding approvals from **sportscotland**, the Council must submit a detailed design for each project with firm costs. Planning approval is also required to achieve stage two. The City Development Department is currently preparing the design for Colinton Mains Pavilion and the Culture and Sport Division of Corporate Services Department has begun the process of appointing a design team for the development of the 3G pitch at Meggetland.
 - 9 Since 2005, extensive consultation for the development of the pavilion at Colinton Mains Park has taken place with local community representatives, local groups and organisations, local residents and Firrhill Community Council. This will continue as plans for the facilities are further developed. Consultation on the proposed change of surface and the detail of the pitch design at Meggetland will also take place with all current users of the pitch, including Edinburgh Leisure, **ClubSport**Edinburgh, the South East Sports Facility Project and the local community.
 - 10 As reported to Council on 20 August 2009, there is an outstanding Section 75 developer's contribution of £200k for Colinton Mains Park Pavilion in relation to the Meggetland development. Applecross Properties Ltd, the developer, has gone into administration and the City Development Department is pursuing this through the administrators – Price Waterhouse Coopers.

Financial Implications

- 11 The total cost of a new 3G pitch at Meggetland should be around £400k. As noted above, **sportscotland** envisages contributing half of this cost to match the Council's contribution, and funding is available in the 2009/10 capital programme to cover the Council's share. A firm cost for the new pitch will be available once a final design has been drawn up.
- 12 The cost of a fit for purpose pavilion at Colinton Mains has been estimated at £1m, based on six changing rooms, toilets and a community room. The funding available for this project is made up of £700k from the Council's capital programme and £300k from **sportscotland**. The £700k is made up of £550k from the 2009/10 Capital Investment Programme (CIP) and the balance from carry over from the 2008/9 Pitches and Pavilions CIP. Should the £200k from


Applecross become available, £150k would be put back into the Pitches and Pavilion CIP and could be used to upgrade another pitch or pavilion.

Environmental Impact

- 13 There are no adverse environmental impacts arising from this report.

Recommendations

- 14 The Committee is recommended to:
- a) approve the allocation of £550k for the refurbishment of Colinton Mains Park Pavilion and £200k for the construction of a 3G pitch at Meggetland Sports Complex from the 2009/10 capital programme; and
 - b) note that £150k from the 2008/9 Pitches and Pavilions CIP will be allocated to the Colinton Mains Park Pavilion; and
 - c) note that £150k will be redirected to the Pitches and Pavilions CIP, once the Council receives the outstanding £200k which is described in paragraph 10.


Jim Inch
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03/09/09

Appendices None

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Wards affected 8 and 9: Colinton/Fairmilehead and Fountainbridge/Craiglockhart

Single Outcome Agreement Supports National Outcomes 6 "We live longer, healthier lives", 10 "We live in well designed, sustainable places where we are able to access the amenities and services we need; and 12 "We value and enjoy our built and natural environment and protect it and enhance it for future generations" and 15: "Our public services are high quality, continually improving, efficient and responsive to people's needs".

Background Papers Report to Council 20 August 2009
Report to Council 25 June 2009
Report to Pentlands Neighbourhood Partnership 2 June 2009