

**Decision Maker:** **EXECUTIVE**

## **PRE-SCRUTINY BY RENEWAL AND RECREATION POLICY, DEVELOPMENT AND SCRUTINY COMMITTEE**

**Dates:** Tuesday 27 March 2018

Wednesday 28 March 2018

**Decision Type:** Non-Urgent      Executive      Non-Key

## **NORMAN PARK ATHLETICS TRACK - UPDATE REPORT**

**Contact Officer:** John Gledhill, Head of Leisure Business Development

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**Chief Officer:** Director of Regeneration

**Ward:** (All Wards);

**1. Reason for report**

This report provides members with an update on the proposals presented by Blackheath and Bromley Harriers Athletic Club (BBHAC) to the Council detailing an option for BBHAC to take over the management and operation of the Norman Park Athletics Track Council based on a 125 year full maintain, repair and insure lease. This report seeks approval to allocate £300k, provided to the Council through Section 106 funding in respect to the development at Kent County Cricket Club, to undertake the landlord improvement works required at the athletics track.

## **2. RECOMMENDATION(S)**

- 2.1 That the Executive agree to allocate £300k of the Section 106 receipts from developers in respect to Kent County Cricket Club development and add the scheme to the Capital programme to undertake landlord improvement works required at Norman Park.**

## Impact on Vulnerable Adults and Children

1. Summary of Impact: Norman Park Athletics Track currently provides a range of initiatives and programmes that support vulnerable adults and children encouraging inactive people to become involved in physical activity develop their potential and their personal and leadership skills. The proposed landlord improvement works by the Council along with the proposals from BBHAC seek to improve the facilities and leisure offer at the athletics track and therefore to increase further activities that's support healthy lifestyles, wellbeing and personal development.
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## Corporate Policy

1. Policy Status: Existing Policy:
  2. BBB Priority: Children and Young People Quality Environment Supporting Independence Healthy Bromley:
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## Financial

1. Cost of proposal: Estimated Cost: £300k
  2. Ongoing costs: Only minor maintenance will be required, funded from the property maintenance budgets
  3. Budget head/performance centre: Capital Programme
  4. Total current budget for this head: £300k
  5. Source of funding: S106 funding from the Kent County Cricket Club development
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## Personnel

1. Number of staff (current and additional):
  2. If from existing staff resources, number of staff hours:
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## Legal

1. Legal Requirement: Statutory Requirement: section 123 of the Local Government Act 1972
  2. Call-in: Applicable:
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## Procurement

1. Summary of Procurement Implications:
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## Customer Impact

1. Estimated number of users/beneficiaries (current and projected):  
Actuals for 2017: 68,219 Attendances, 491 Memberships and 506 Track Hire hours
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## Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes

Summary of Ward Councillors comments:

None received

### **3. COMMENTARY**

- 3.1 Blackheath and Bromley Harriers Athletic Club (BBHAC) in conjunction with Norman Park Track Management Limited have been developing proposals to take over the management and operation of the Norman Park Athletics Track from the Council based on a 125 year full repairing and insuring lease. Under this proposal BBHAC will invest over £2m into the development of the track, which will include a new pavilion and indoor track. The BBHAC proposals are predicated on their obtaining the necessary planning consents to redevelop the athletics track. BBHAC are proposing to submit the Planning Application for their proposals in late March or early April 2018. BBHAC have now completed all surveys and the site is currently being surveyed for asbestos. BBHAC, subject to receiving the required planning consents, are proposing to commence their scheme in September 2018.
- 3.2 The proposed arrangements for a 125 year lease would be for a full repairing and insuring lease under which the Council would no longer have any responsibility to undertake any future repairs, maintenance, replacements or upgrades at the site. Under the current lease arrangements the Council has landlord responsibility for maintenance and repairs at the track which includes responsibility for the track plus the throwing and jumping areas, floodlights, out buildings and the pavilion. If the proposed arrangements for BBHAC to take a 125 year lease from the Council do not for any reason get agreed, then the Council will continue to have the landlord maintenance responsibilities for the areas highlighted above.
- 3.3 In December 2016, the Council undertook a condition survey on the athletics facilities, excluding the pavilion and lights. The report indicated there are works estimated at around £260k required at the track and these works now need to be completed to ensure the track maintains its United Kingdom Athletics certification and therefore is able to host regional athletics meetings. These works are also required to ensure that the track remains safe to operate and therefore remains open.
- 3.4 Members may recall that on 26<sup>th</sup> January 2017 the Renewal and Recreation Policy and Development Scrutiny Committee considered a report on the proposed future arrangements for Norman Park Athletics Track. The Executive 8th February 2017, subsequently agreed that subject to BBHAC receiving the required planning consents that they be granted a 125 year full repair and insuring lease based on an agreed draft Heads of Terms. The Executive also agreed that the Council shall meet the estimated £260k costs of landlord responsibilities for improvement works as detailed within the Condition Survey that was provided.
- 3.5 The Council is in receipt of £300k of Section 106 monies received in respect to developments that took place at Kent County Cricket Club. It is proposed to use this Section 106 funding to undertake the landlord improvement works required at Norman Park. The works will be delivered through the Amey total facilities management framework. There was a stipulation within the Section 106 agreement that required the Council to consult with Sport England in respect to the proposals for spending these funds. Sport England has been consulted, and Officers are able to confirm that Sport England are supportive of the proposals.
- 3.6 Officers have been in discussions with BBHAC with regard to implementing these landlord works during late August and September 2018. These works are required to ensure the future operation of the track and will take place regardless of the outcome of any planning applications made by BBHAC. Officers are therefore seeking authority from the Executive to utilise the Section 106 funding for these works.
- 3.7 A timetable for the procurement and delivery of the works with a completion date at the beginning at the end of September 2018 is detailed in the table below. The actual value of the works required will be determined through the procurement process.

Report to Renewal and Recreation PDS and Executive	28 March 2018
Approval of short list of partner companies	4 May 2018
Full documents issued	11 May 2018
Briefing of potential partner companies / visits to site	11 May - 4 June 2018
Scheme proposals returned by partner companies	4 June 2018
Selection of preferred contractor	22 June 2018
Award of contract	6 July 2018
Start of Contract	20 August 2018
Completion of Contract	28 September 2018

#### **4. IMPACT ON VULNERABLE ADULTS AND CHILDREN**

Norman Park Athletics Track currently provides a range of initiatives and programmes that support vulnerable adults and children. They currently support and provide athletics activities that focus on getting inactive people to become involved in physical activity, and to encourage children and young people to develop their potential, and their personal and leadership skills. They provide facilities to schools and running clubs and encourage people to adopt healthy and active lifestyles. The landlord works and the new proposals being put forward by BBHAC seek to improve the facilities and leisure offer at the athletics track and therefore increase further activities that support healthy lifestyles and wellbeing.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 This report proposes to use the £300k S106 monies from the Kent County Cricket Club development to carry out the necessary landlord improvement works required at the track.
- 5.2 In accordance with the S106 Agreement, the monies need to be spent by February 2021.
- 5.3 Executive is asked to add the scheme to the capital programme, totalling £300k.
- 5.4 It should be noted that other than the replacement of the track, any revenue costs met by the Council are minimal. Should the proposed development go ahead, the full repairing lease arrangement will result in the Council no longer needing to meet the cost of any future year's capital works relating to the track.

#### **6. LEGAL IMPLICATIONS**

The section 106 agreement of 29<sup>th</sup> March 2012 provides for a Financial Contribution of £300,000 to be used, after consultation with Sport England, to enhance or provide facilities for sports pitches within the London Borough of Bromley. It is proposed to spend the monies on the works identified in the condition survey, that are required to ensure that the track maintains its United Kingdom Athletics certification and therefore able to host regional athletics meetings.

<b>Non-Applicable Sections:</b>	Policy Implications Personnel Implications Procurement Implications
Background Documents: (Access via Contact Officer)	<p>Report to Executive 8 February 2017: Norman Park Athletics Track – Future Proposals</p> <p>Report to Renewal and Recreation PDS and Portfolio Holder: Norman Park Athletics Track – Outcome of Tender process, 18<sup>th</sup> September 2013.</p> <p>Report to Renewal and Recreation PDS and Portfolio Holder: Norman Park Multi Hub Site, 13<sup>th</sup> November 2012</p>