

NORTH LINCOLNSHIRE COUNCIL

**CUSTOMER SERVICES,
SPORTS AND LEISURE
CABINET MEMBER**

QUIBELL PARK

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To consider the options for upgrading sports facilities at Quibell Park.
- 1.2 To give the public and Quibell Park users an opportunity to share their views on Quibell Park.
- 1.3 To approve the demolition of the existing grandstand

2. BACKGROUND INFORMATION

- 2.1 Quibell Park is our major outdoor sports facility. The main facilities are an athletics track, velodrome, grass football pitches, floodlit synthetic turf pitch, changing rooms and spectator grandstand.
- 2.2 Quibell Park is the base for a number of local clubs. The unique mix of facilities mean that people across the North Lincolnshire area use the site. The venue also plays host to regional and national sporting events. The site attracts approximately 40,000 users a year.
- 2.3 A condition survey has concluded that the main facilities, with the exception of the velodrome, need to be replaced or refurbished. They do not provide an acceptable offer for our customers.
- 2.4 A fire in the grandstand on 7 November caused extensive damage to the facilities.

3. OPTIONS FOR CONSIDERATION

- 3.1 Option 1 – upgrade the existing changing, toilet facilities and grandstand. Replace the athletics track and synthetic turf pitch.
- 3.2 Option 2 – replace the existing facilities, with the exception of the velodrome and synthetic turf pitch. Close the synthetic turf pitch and either provide or support the provision of a new pitch at another location.

4. ANALYSIS OF OPTIONS

- 4.1 Option 1 does not represent value for money (see Appendix 1). We are advised that it would be more cost effective to demolish the grandstand and changing block and build a new changing block and a smaller spectator accommodation.
- 4.2 Option 2 provides customers with a venue that is fit for purpose. We need approval to demolish the grandstand and put in place temporary measures to enable events to continue at Quibell Park. We need to consult with the clubs who use Quibell Park about the draft development proposals and the option for them to take over the management of the facilities. The synthetic turf pitch at Quibell Park is coming to the end of its life. We are undertaking an assessment of the condition of the carpet and will make a decision on its future once the facts are known. We have in the past held talks with John Leggott College about relocating some of the facilities at Quibell Park to the college and having a shared management arrangement. We could look for a partner from the education sector to develop new facilities on a school/college site. This would help make greater use of the assets. If an education partner cannot be found we may wish to explore the option of developing facilities with Appleby Frodingham Works Athletics Club. This would add to the sporting hub which has developed at Brumby Hall and Central Park.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial

- 5.1.1 We have met with Sport England. Sport England appears unwilling to invest in simply making good Quibell Park's existing infrastructure. They would like to see facility projects that can make a greater impact on one or more of their strategic outcomes and have suggested that there may be better ways of supporting the sports involved. They have also stated that it is not necessary to have fully competitive athletics facilities in every district.
- 5.1.2 We have discussed the funding situation with Sport England. Their advice is to consider a full options appraisal for the future of the sports involved and apply for help with the costs from one of their future programmes.
- 5.1.3 The budget cost for delivering option 2 is £2.12m.
- 5.1.4 We are currently trying to finalise a settlement with the insurers for the damage caused by the fire. At this stage the Loss Adjuster has provisionally recommended a reserve of £350k for the buildings element of the fire damage.

5.2 Staffing, Property and IT

5.2.1 Staffing

- There are no staffing implications at this point in time.

5.2.2 Property

- A condition survey has concluded that the main facilities, with the exception of the velodrome, need to be replaced or refurbished. They do not provide an acceptable offer for our customers.

5.2.3 IT

- None

6. **OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

6.1 There are no other implications at the present time. We will identify implications once it is clear what action we propose to take.

7. **OUTCOMES OF CONSULTATION**

7.1 We have met with Sport England, Lincolnshire Football Association and the Rugby Football Union to discuss plans and ideas. These organisations will work with us to achieve our priorities.

7.2 We have discussed the future of Quibell Park with some of our regular clubs. There is strong support for a new offer.

8. **RECOMMENDATIONS**

8.1 That the Cabinet Member approves option 2 as the preferred option and supports a consultation exercise to seek the views of Quibell Park users and the public.

8.2 That the Cabinet Member approves the demolition of the existing fire damaged changing and spectator accommodation.

8.3 That the financial implications of implementing this scheme be considered in the forthcoming budget.

DIRECTOR OF PLACES

Hewson House
Station Road
BRIGG
North Lincolnshire
DN20 8XY

Author: Tom Coburn
Date: 31 January 2013

Background Papers used in the preparation of this report: None

QUIBELL PARK**Option 1**

| | | |
|--|-----|-------------------|
| 1. Refurbishment of Existing Changing Rooms (325m ²) and Grandstand | | £685,660 |
| 2. Renew running track | | £613,760 |
| 3. Sundry Fencing | say | £63,610 |
| 4. Incoming Mains – Electricity | say | £28,000 |
| 5. Incoming Mains – Water | say | £15,000 |
| 6. Relocate Synthetic pitch | | £582,850 |
| 7. Car Park to relocated Synthetic pitch | | £130,380 |
| | | £2,119,260 |

Option 2

| | | |
|--|-----|-------------------|
| 1. Demolish Existing Grandstand & Changing Rooms | | £76,620 |
| 2. Changing Room/Club Room/Public Toilets (224m ²) | | £415,880 |
| 3. Spectator Shelter (450seats) | | £195,340 |
| 4. Renew running track | | £613,760 |
| 5. Sundry Fencing | say | £63,610 |
| 6. Incoming Mains – Electricity | say | £28,000 |
| 7. Incoming Mains – Water | say | £15,000 |
| 8. Relocate Synthetic pitch | | £582,850 |
| 9. Car Park to relocated Synthetic pitch | | £130,380 |
| | | £2,121,440 |