

BRICKFIELDS: RELOCATION OF HOCKEY TO STOKE DAMEREL COMMUNITY COLLEGE AND BUDGET UPDATE



Briefing Paper: Part I

- I.1 A Cabinet Paper was approved on 9 March 2023 for the Brickfields Masterplan. In that paper a commitment was made to “secure and protect the future of hockey in the city”. At that time no decision had been made as to whether this commitment would result in investment being made to enhance an existing facility or whether a new pitch would need to be provided somewhere. A site for relocating the hockey pitch had not been identified.
- I.2 The existing all-weather sand and grass pitch at Brickfields is in a poor state of repair and has been closed since 2022.
- I.3 A feasibility study was undertaken and the preferred site was identified as Stoke Damerel Community College (SDCC), who have a well-established indoor and outdoor sports facility with changing rooms. SDCC requires reconfiguring with a new 3G football pitch and a grass 9 x 9 rugby pitch, as well as a small athletics track and floodlighting.
- I.4 Since the Cabinet decision last year, various changes have also been made to the wider proposals which have resulted in changes to the original budget (some positive and some negative). For example:
- Sport England requested that a formal planning application should be submitted for the new petanque facility at Stonehouse Creek. This resulted in additional survey and project management costs.
 - Legal and internal project management fees are higher than originally envisaged as the transactions required to enable the project are more complex than had been first thought.
 - Savings have been made in relation to the ongoing maintenance of the hockey and petanque facilities as these will be maintained by third parties.
 - Some additional costs have been incurred in making good existing facilities at Brickfields prior to them being handed over to Plymouth Argyle Community Trust.
- I.5 The total PCC-approved budget following last year’s Cabinet approval was £2,752,903. However, this included £425,000 of revenue expenditure. The capital budget approved was therefore £2,327,903.
- I.6 The proposed total investment will now be £3,245,847. However, various contributions towards this additional investment have been secured or are expected to be secured. The table below sets out the contributions that will be made by each party.

Table 1: Proposed Budget

Proposed Budget	Status	£
Approved Budget in Capital Programme	Approved	2,327,903
Budget Pressure	This ask	917,944
Total Projected Budget		3,245,847
Proposed Funding		
Service Borrowing	Approved	2,327,903
Stoke Damerel Community College - Football Foundation Grant – Grant	TBC	250,000
Greenshaw Learning Trust – Contribution	Confirmed	432,000
Section 106	Confirmed	53,000
Service Borrowing – Public Health	This ask	182,944
Total Project Funding		3,245,847

2.0 Improving a Sporting Facility and access for Community Use

The existing hockey pitch at Brickfields does not have floodlighting so by adding this at the new facility at SDCC, it will enhance the use of the site and opening times. There will be a Community Use Agreement (CUA) between the Council and SDCC, providing for community use of the new facilities outside of school hours and covering the future maintenance arrangements. If planning permission for the new facilities is granted, it is also understood that there will be a planning condition requiring community use of the facilities. Because SDCC is an academy the CUA will require approval from the Department for Education.

The wider community use proposed for the new facilities at SDCC is an essential part of the Council's vision to provide more sports facilities for local residents and to increase the opportunities for residents to access services that will improve their health and wellbeing. The CUA that will be agreed between the Council and SDCC will ensure that these opportunities are protected into the future.

There are no subsidy control issues here as SDCC is not an enterprise for the purposes of the Subsidy Control Act 2022.

3.0 Risks

3.1 The risks of not undertaking the works at SDCC are financial and reputational as the Brickfields Masterplan would not be able to proceed without them.

3.2 The Council will be responsible for delivering the new facilities and will manage the budget and risks in the usual manner.