

Trust and Charity Committee 21 July 2017

Title of paper:	Harvey Hadden Stadium Pitch and Pavilion Improvements	
Director(s)/ Corporate Director(s):	Hugh White -Director of Sport and Culture	Wards affected: Bilborough
Report author(s) and contact details:	Eddie Curry Head of Parks Open Spaces & Investment Funding eddie.curry@nottinghamcity.gov.uk Tel:- 0115 8764982	
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Date of consultation with Portfolio Holder(s) (if relevant)	Cllr Dave Trimble Portfolio Holder for Leisure and Culture 19 th May 2017	
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input checked="" type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
This report presents proposals and seeks approval to enter into a long term deed of dedication with the Nottinghamshire Football Association and an extended licence agreement with Bilborough Town Football Club for 50 years. The secured use of the changing pavilion and stadium and Football pitches at Harvey Hadden stadium and Bilborough Park will also help secure investment funding from the Football Association to improve the facilities at the site.		
Recommendation(s):		
1	Subject to further consultation and confirmation by the Charities Commission the Committee approves the creation of a 50 year Deed of Dedication with Nottinghamshire Football Association and a 50 year extended licence agreement with Bilborough Town Football Club for the secured use of the changing pavilion, stadium and Football pitches at Harvey Hadden stadium and Bilborough Park.	
2	That committee approves and delegates authority to the Director of Strategic Asset and Property Management to agree the format and terms of the both the Deed of Dedication and the extended licence agreement.	

3	The committee approves the proposed improvement works to the pavilion and stadium as detailed in section 2 and as required by the Football Association.
4	The committee approves and delegates authority to the Director of Sport & Culture to continue the preparation of the detailed key holder agreement and pitch hire agreement for the use of the Harvey Hadden stadium and stadium pitch, the changing rooms and pitches on Bilborough park.

1 REASONS FOR RECOMMENDATIONS

- 1.1 The recommendations are being sought in order to support Bilborough Town FC progress up the EFL pyramid system at Harvey Hadden and Bilborough Park. The deed of dedication and the extended licence will allow the club to grow with confidence and will help secure investment funding to improve the changing rooms, stadium and pitch quality. These improvements will bring back into use the currently underused pavilion and generally improve facilities for the wider community.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Bilborough Town Football Club was formed in 2007 and has steadily grown adding some junior teams to their senior side. The club 1st team has played at step 7 in the English Football League's (EFL) pyramid system. In recent weeks Bilborough Town FC has been promoted to step 6 in the EFL's. For the club to progress further they require long-term security of tenure for Harvey Hadden Stadium and surrounding facilities. This will then allow the club to apply for funding from the Football Association Stadium Improvement Grant Fund.
- 2.2 It is proposed that the club will take on an extended licence to use the pavilion, stadium and pitches but whilst the club will have guaranteed use of the facilities, this will not be exclusive use and the stadium, changings facilities and the pitches will remain available for the other groups to hire under their individual agreement's. This includes Notts Athletics Club, Caesars American Football Club and other users of the facility.
- 2.3 The improvement will include:
- Improvements to the changing rooms including new showers & changing rooms.
 - Improvements to the toilets.
 - Improved fire safety features including a new fire escape.
 - The creation of a clubroom.
 - Changes to the stadium to allow a new doorway to be created allowing players to access the pitch without mixing with the crowd.
 - Pitch improvements to the stadium pitch and Bilborough Park pitches.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Without full approval of the recommendations the club will not have a compliant facility and therefore will not be able to take up their place in step 6 of the EFL.

- 3.2 No other funding source has been identified to carry out the improvements to the pavilion so this partnership with Bilborough FC is considered to be beneficial to both the Harvey Hadden Trust and the wider community.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 The proposed licence agreement will be subject to an annual payment of hire fees consistent with the existing fees and charges for the facility administered by the parks and open space team. The improvement works will also help reduce ongoing maintenance costs as the facility will be restored and brought back into full community use. Whilst the improved facility will give the Trust the opportunity to generate a marginal increased return.
Thomas Straw – Finance Officer 22/6/17

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 The proposed new deed of dedication and extended licence will need to be on terms and conditions which provide value to the charity and which satisfy the requirements of the Charity Commission. In this regard further discussion will need to be had with the Charity Commission regarding its exact requirements.
Connie Green – Solicitor 22/6/17

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

- 6.1 Careful consideration will need to be given to the nature of the agreements that are entered in, in order to satisfy the requirements of all interested parties. There are no objections to the principle of entering in to agreements with the interested parties, and the recommendations are supported.
- 6.2 If it is ultimately felt that the best option is to enter in to a Deed of Dedication to the Grant Funder, and a fixed term licence to the football club, suitable Heads of Term will need to be drafted and subsequently agreed by the deed and licence holders. All appropriate risks will need to be covered to minimise any future liability on the council. Careful consideration will also need to be given around other users of the site, and to ensure that the council are still able to deliver their own objectives (and those of the Trust).
John West- Estates Surveyor 22 /6/17

7 EQUALITY IMPACT ASSESSMENT

- 7.1 Has the equality impact of the proposals in this report been assessed?

An EIA has not been completed as this proposal will secure improvement to existing community facilities and will help improve access and participation.

**8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR
THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

8.1 N/A

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

9.1 N/A