



Report for:	Cabinet
Date of meeting:	27 June 2017
Part:	1
If Part II, reason:	The Appendix to the Report is Part II because it contains information relating to the financial and business affairs of the Council. (LGA 1972, Part V, Schedule 12A paragraph 3)

Title of report:	Proposal to build a new athletics track and pavilion at Longdean School
Contact:	Cllr Neil Harden, Portfolio Holder for Resident and Corporate Services Author/Responsible Officers; <ul style="list-style-type: none"> • Robert Smyth, Assistant Director (Performance, People & Innovation)
Purpose of report:	For Cabinet to review and approve the design and recommendations for building a new athletics track and pavilion at Longdean school.
Recommendations	That Cabinet: <ol style="list-style-type: none"> 1. Approve the design, plan and costing for a new athletics track and pavilion, as outlined in section 3. 2. Recommend to Council a supplementary estimate as set out in Paragraph 2.1 of Appendix 1 of this report. 3. Delegate authority to the Assistant Director (Performance, People & Innovation) in consultation with the Portfolio Holder for Resident and Corporate Services to procure and complete the contract for works.

Corporate Objectives:	<p>Clean, Safe and Enjoyable Environment – Having good quality, athletics provision is vital to improving participation and ensuring that residents can enjoy the borough and boost their health and wellbeing.</p> <p>This review will therefore, ensure our approach to athletics continues to meet the needs of current and future residents.</p>
<p>Implications:</p> <p>Value For Money Implications'</p>	<p><u>Financial</u> The recommendations ensure that the Council's original commitment to look at the design and costs of a new athletics track are delivered in the most cost effective way.</p> <p><u>Operational</u> The recommendations related to management would ensure that the process of refurbishment is as well managed as possible.</p> <p><u>Value for Money</u> The recommendations would ensure that the project is undertaken in a way that delivers value for money.</p>
Risk Implications	<p>A detailed project management proposal (including risk assessments) has been put together.</p> <p>The main issue relates to planning permission and the impact on travel. This is being addressed through consultation with HCC and a detailed travel survey.</p>
Community Impact	<p>A Community Impact Assessment has been carried out and is available.</p> <p>It found that the project will improve access and availability for athletics and will therefore have a positive impact on the community.</p>
Health And Safety Implications	<p>The construction of the new track and pavilion would be undertaken in line with the Council's health and safety policies and responsibilities. A member of the Health and Safety team would be part of the Project Team.</p>
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer:</p> <p>Responsibilities for the ongoing management and maintenance of the site together with agreement on the allocation of financial receipts will need to be documented in a Dual Use agreement prior to commencement of the works. Furthermore, a building licence will also need to be agreed with the school prior to commencement of works.</p>

	<p>Deputy S.151 Officer</p> <p>To note the contents of the Part 2 report containing the revised and more detailed costings that have been received following consultation with partners.</p> <p>The detailed range of costs contained within the report still meet the principles agreed by Cabinet for the project to be self-financing from anticipated receipt and will be refined once tenders have been submitted.</p>
Consultees:	<p>Chief Executive Corporate Director – Finance & Operations Assistant Director – Finance & Resources</p> <p>Note – details of consultation to help develop the proposals are contained within the report.</p>
Background papers:	<p>Cabinet Report (20th September 2016) “Options for provision of athletics track within the borough”</p>
Glossary of acronyms and any other abbreviations used in this report:	

1. Introduction

- 1.1 As an organisation, the Council recognises the importance of investing in its sporting infrastructure and athletics has a long and illustrious history within the borough. For example, Dacorum & Tring Athletics Club currently has 550 members including track, field and road runners.
- 1.2 In September 2016 the Council approved “*a capital budget of £150k to progress more detailed design and planning works for the relocation of the athletics track from Jarman Park to Longdean School*”.
- 1.3 The purpose of this report is therefore to provide an update on the design options and capital costings for the proposed new athletics track and pavilion at Longdean School.

2. Background

Labosport Report

- 2.1 In July 2016, Labosport were commissioned (by Longdean School) to undertake a desktop report into the potential feasibility (and cost) of building a new athletics track and pavilion.
- 2.2 The report recommended the need for a like-for-like replacement of the existing track and facilities. However, this was a high level report and did not take into account the detailed (current and future) needs of key stakeholders.

Developing a Detailed Proposal

- 2.3 In February 2017 the Council commissioned a team of consultants to support the development of a detailed track and pavilion design alongside a costed programme.
- 2.4 As part of this process the project team has consulted with a number of key stakeholders to establish the most appropriate mix and specification for the new facility.
- 2.5 The consultees included; Dacorum & Tring Athletics Club, England Athletics, Sport England, the FA, Longdean School, Sportspace and Planning Officers from DBC and HCC.
- 2.6 The consultation feedback highlighted a number of facility requirements including improved spectator seating with covering and better site of the track, more flexible space and a kitchen. The issue of car parking was also raised.
- 2.7 More details of the consultation responses can be found in Appendix 1.

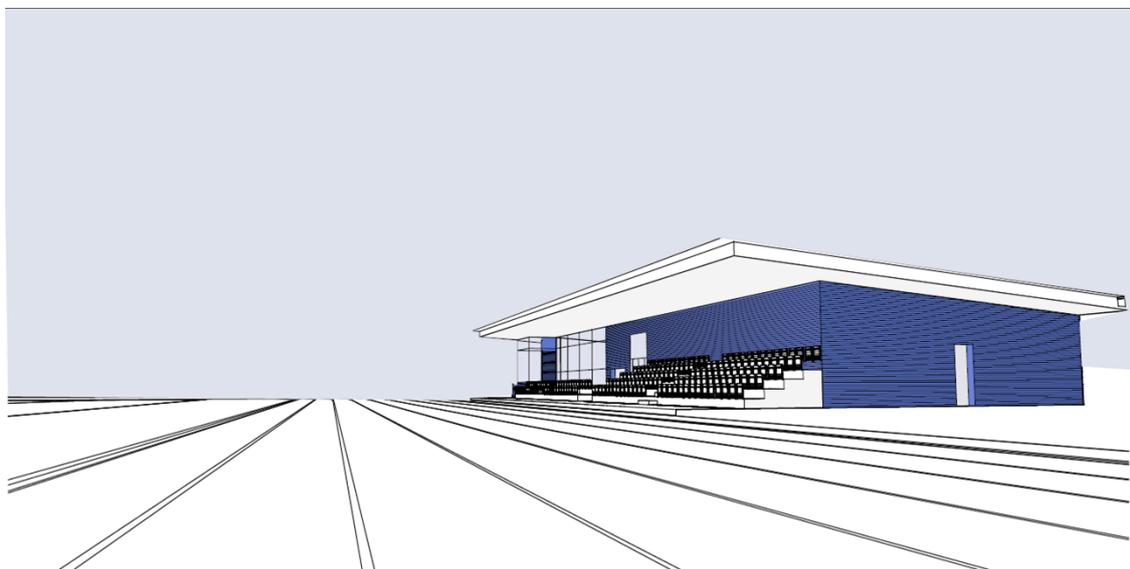
3. Proposed Design and Costs

Facilities Mix

- 3.1 Based on feedback and research into other facilities, it is recommended that the following specification is used (see Appendix 2 for the full specification).
 - 3.1.1 400m, 8 lane track (tartan/Mondo)
 - 3.1.2 Infield throwing area (used as a full sized grass football pitch throughout the year)
 - 3.1.3 200 lux floodlighting
 - 3.1.4 Clubroom (multipurpose)
 - 3.1.5 Athletic equipment stores (x2), with direct external access
 - 3.1.6 Internal store rooms (x2)
 - 3.1.7 Athletics club dedicated office
 - 3.1.8 First aid room
 - 3.1.9 Plant room
 - 3.1.10 Kitchen
 - 3.1.11 Lobby
 - 3.1.12 Disabled WCs (x2)
 - 3.1.13 Competitors changing rooms (x2), with linked WC
 - 3.1.14 Officials' changing room with linked WC
 - 3.1.15 Cleaner's store
 - 3.1.16 200 seat covered grandstand
 - 3.1.17 Officials' control room
 - 3.1.18 Male & Female WC's (x8)
 - 3.1.19 Bin store
- 3.2 The athletic equipment stores are located to the rear of the building rather than the side to ensure a more practical and cost-efficient design.
- 3.3 The proposed clubroom is almost twice the size of the existing facility at Jarman Park, which will make it a more usable and attractive space.
- 3.4 The covered grandstand provides a better experience for spectators and athletes and the control room and changing area will be significantly updated compared to the current offer.
- 3.5 The number and flexibility of the rooms enables additional use by the school (which will form part of the dual use agreement) and can possibly provide a 'base' for other local groups or associated sports. Consultation with the school indicated that without the flexible rooms, it would be more difficult for them to accept the Longdean proposal.

Design

3.6 The designs below show the 2D and 3D image of the proposed pavilion.



SPACE PLACE
 Longdean School: Athletics Pavilion
 dwg no. 3570 SK.LD 101 rev A
 date 01.06.2017
 scale nts

- 3.7 This design provides a 3D image of the track and pavilion overlaid on the Longdean site.



Programme Management

- 3.8 If approved, the expected timeline for the delivering of this project is November 2018.

Stage	Date
Developed Design Stages 2 and 3 (including planning process)	3 rd July 2017 – 13 th November 2017
Tender Process	13 th November 2017 – 28 th March 2018
RIBA Stage 4 Detailed Design	28 th March 2018 – 17 th May 2018
Mobilisation and Construction Period Stage 5	28 th March 2018 – 29 th October 2018
Project Close Out (handover) – Stage 6	30 th October 2018

Planning

- 3.9 The planning process and developed design stages would be expected to take 13 weeks.
- 3.10 There are unlikely to be any major planning issues, however a number of surveys need to be considered to satisfy planning considerations around noise, lighting and traffic/parking. This includes an environmental statement, flood risk and drainage assessments, noise assessments, traffic impact assessments and resident consultation (to address issues of noise and light pollution).

4. Marketing of Jarman Park

- 4.1 Initial discussions have taken place. However, a detailed marketing strategy will be put together once planning has been confirmed and work has commenced on Longdean and timeframes for completion have been confirmed.

5. Recommendations

- 5.1 Based on the proposed designs and costings (Part II), Cabinet Members are asked to approve recommendations 1, 2 and 3 as set out in the headings section of the report.