

## TORBAY COUNCIL

Report No: **LCS/25/04**

Title: Torre Valley North – Development Proposals

To: Executive Meeting

on 13<sup>th</sup> July 2004

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### **1. Purpose**

- 1.1 To advise Members of the current outline proposals for the development of the Walnut Road end of Torre Valley North Recreation Ground for a GP Surgery with Gymnastic facilities.
- 1.2 To seek agreement in principle that Officers and Members continue to negotiate leasing arrangement with the partners to provide additional facilities at Torre Valley North Recreation Ground.

### **2. Relationship to Corporate Priorities**

- 2.1 The proposals meet specific targets relating to the Community Plan, Cultural Strategy and Sports Strategy. The proposals link to the partnership with the PCT to deliver Health promotions linked to specific exercise provision. This has also been identified in 'Transforming Torbay' under 'Improve sports facilities and opportunities for participation in Torbay'.

### **3. Recommendation**

- 3.1 That Members note the outcome of the initial Sport England – Active Sports bid which was submitted in April 2004, to provide additional Health and Leisure facilities on the Torre Valley North Recreation Ground.
- 3.2 That the Director of Learning and Cultural Services, in consultation with the Executive Members for Finance and Learning & Cultural Services, be authorised to grant a lease for an area of land adjacent to Walnut Road, within the Torre Valley North Recreation Ground, to a partnership comprising of the Primary Care Trust, local doctors and the Torbay Olympic Gymnastics Club on terms to be agreed, (Appendix 1 shows an indication of the possible leased area) leasing back to the Council changing room facilities to serve Torre Valley North playing fields. (This represents part of the original bid proposal.)
- 3.3 That the Director of Learning and Cultural Services continues to pursue funding opportunities, to include purpose built athletics facilities with integral junior pitch facilities, as and when they arise. (These sports facilities have been identified as a top priority in the Sports and Playing Pitch Strategies.)

### **4. Reason for Recommendation**

- 4.1 To support the proposals to provide integrated Sports and Health facilities in line with priorities identified in the Community Plan, Transforming Torbay, the Sports and Playing Pitch Strategies on the Torre Valley North Recreation ground.
- 4.2 To assist in meeting the targets for the GP Referrals Programme identified in the LPSA targets for Cultural Services.

## **5. Background**

- 5.1 Officers identified an opportunity for Sport England funding for multi use sports facilities in January 2004. This was a national initiative entitled ‘ Active Sports’, which related to funding of new or existing multi use sport sites, particularly those linked with the healthy living agenda. The time scales were extremely short, requiring initial development proposals being submitted by the end of March 2004.
- 5.2 The Sport England funding would contribute up to 50% of the total cost of any successful project and therefore partner organisations and councils would be required to match fund the projects by 50%. As significant partnership funding from the council’s budgets was unlikely alternative options for submitting a bid were considered.
- 5.3 The Executive had agreed in principle on 9<sup>th</sup> January 2004 to provide leisure land for the relocation of two local gymnastics club, one from Paignton and one from Torquay. The Council identified a number of sites for consideration. These included Torre Valley North Recreation Ground.
- 5.4 One of the clubs requiring new facilities, the Torbay Olympic Gymnastics Club currently located in Innerbrook Road, was particularly in favour of this site. Their proposal was to sell their existing facilities to pay toward other capital sums to enable them to build the new facility.
- 5.5 In January the Council was also approached by a doctors’ partnership from Walnut Road and Mill Road Surgeries requesting help to identify any possible sites for relocating to a joint practice in Chelston. Again the sale of existing buildings, as well as capital funds from the PCT, were identified as the funding source for providing the new facility.
- 5.6 Torre Valley North has been for many years the only athletics facility in Torbay, although this is not a purpose built facility and is fairly inadequate for the current needs of the clubs who use it. A new purpose built athletics facility was identified as one of three top priorities in the Sports Strategy and had been identified as a priority in the South West Athletics Association Development Plan.
- 5.7 With the contributions from the doctors, PCT and the Torbay Olympic Gymnastics Club it was possible to provide the partnership funding required to develop an Active England bid. The proposal included the GP Surgery with GP Referral facility which was to be identified as specialising in childhood obesity and mobility in older people; the new Gymnastics facilities; changing and storage for the outdoor activities; and the provision of a purpose built running track incorporating field sports and two junior football/rugby pitches.
- 5.8 Officers therefore developed outline plans and costings with all the partners and were able to submit a bid meeting all the criteria valued at £3.9m. Unfortunately at the beginning of June 2004 notification was received and confirmed our outline bid had not been approved. The refusal was only due to the amount of funding required, as it was considered innovative and met all other criteria. Only £5.7m had been allocated to the South West Region from the national fund for distribution across the region.
- 5.9 The failure of the Sport England Lottery Application mostly affected the cost for the athletics facilities, and the partners considered the joint use building could still be funded through their own resources.

- 5.10 It is therefore requested that Members approve to lease the land to the partnership, which will include Torbay Council owned changing facilities for the outdoor sports area. It is proposed that the athletics track and associated facilities be re-introduced to the scheme when other funding opportunities arise. The possible leased area is shown on the plan attached as Appendix 1, although the exact boundary has yet to be determined.
- 5.11 The cost of the building will be in the region of £2m, will have shared facilities with the Council, including changing rooms. Therefore the partners are requesting that a lease longer than that currently proposed at 40 years be provided to enable them to raise private funds to meet the project costs. Recent leases to Sports Clubs have been limited to 40 years based on Legal advice.
- 5.12 The provision of the facilities support Torbay Council's LPSA target to reduce illness through referral exercise programmes and will specifically participate in targeting childhood obesity and mobility in older people, which will be two of the key themes.
- 5.13 The implications for the Council on providing these facilities are :
- Loss of green space – the proposed site is an unused area of the recreation ground, down the bank on a lower level and adjacent to Walnut Road.
  - The current recreation ground entrance on Walnut Road will need to be adjusted to give access to and accommodate on-site disabled parking spaces. (parking for all other users is identified in the adjacent Torre Valley South Pay and Display car park).
  - The design of the building would need to be complimentary to the surrounding area, which is adjoins Torre Conservation area, and is proposed to be included in the next revision.
  - Torbay Council will get upgraded changing rooms for use with the outdoor facilities. The Gymnastics Club can undertake management of the bookings for the outdoor facilities if required.

**6. Alternative Options (if any)**

- 6.1 Not to agree to provide leased land to the partnership for the site for the new joint Health and Leisure facilities.

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## IMPLICATIONS, CONSULTATION AND OTHER INFORMATION

### Part 1

These sections may be completed by the Report author but must be agreed by named Officers in the Legal, Finance, Human Resources and Property Divisions. If these are not completed and agreed the Report will not be included on the agenda.

Does the proposal have implications for the following issues?

Insert name of  
responsible officer

Legal (including Human Rights)	Documentation in connection with the proposed lease, buildings and shared use.	Tony Chidlow
Financial – Revenue	Possibility of additional income from leasing the area of land.	Sue Kane
Financial – Capital Plan	None.	Lynette Royce
Human resources (including equal opportunities)		
Property/Estates/Highways	There will need to be a travel assessment and travel plan to be submitted as part of any proposal.	Sam Partridge Steve Turner Chris Gubby
Planning		Mike Smith
Strategic Planning		Steve Turner

### Part 2

Does the proposal have implications for the following issues?

Please give details as appropriate

Sustainability	Yes or No	Yes – loss of green open space.
Crime and Disorder	Yes or No	No
*OfSTED Post Inspection Action Plan	Yes or No	No
*Social Services Action Plan	Yes or No	Yes – addressing mobility issues in older people
*Change Management Plan	Yes or No	Yes – The Exercise on referral scheme and partnership with the PCT is identified in the Change Management Plan

\* not applicable to reports to Licensing, Development Control and Area Development Committees

### Part 3

Does the proposal have implications for the following Directorates? If so, please inform the relevant Director.

Please give details as appropriate

Managing Director, Law & Support, Finance, HR and Corporate Governance	Yes or No	Yes, will require a lease to be prepared to enable the project to proceed
Learning & Culture	Yes or No	No
Environment Services	Yes or No	Yes, there will be planning and highways issues to determine within the project
Social Services	Yes or No	No
Torbay Development Agency	Yes or No	No

#### Part 4

Is the proposal contrary to or does it propose amendment to the Policy Framework or contrary to (or not wholly in accordance with) the Council's budget?		No 2
1. Details of the nature and extent of consultation with stakeholders and relevant select committees. No public consultation has taken place. Consultation with Officers from relevant departments took place prior to the projects being developed.		
2. Details and outcome of consultation, as appropriate.		

#### Part 5

Is the proposal a Key Decision in relation to an Executive function?		No
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#### Part 6

##### Wards

**Tormohum and Cockington with Chelston**

##### Appendices

Appendix 1 - Indicative plan showing possible leased area.

##### Documents available in Members' Room

##### **Background Papers:**

The following documents/files were used to compile this report: