

## **Lasswade Centre Proposed New All Weather Surface Pitch, Consultation Report**

**Report by Garry Sheret, Head of Property & Facilities Management**

### **1 Purpose of Report**

The purpose of this report is to advise on the outcome of the consultation event for a Proposed New All Weather Surface Pitch at the Lasswade Centre and to seek Council's approval to tender for the procurement of the preferred outcome.

### **2 Background**

**2.1** During the course of the Lasswade Centre development it has been a desire of both community stakeholder groups and internal Council services to have a second Multi Use Games Area (MUGA) on campus.

**2.2** A consultation event on a Proposed New All Weather Surface Pitch was held in the conference suite in the Lasswade Centre on 9 February 2015. In attendance were representatives from Lasswade High School, Sport and Leisure Services, local football clubs, Eskvale Hockey Club and Lasswade Rugby Football Club.

The event took the form of a presentation of slides and synthetic pitch type samples, where a sports pitch specialist advised on the specifications and the suitability of various types of artificial pitches. Following presentations the panel took questions and had an open discussion on the suitability of the various pitch types. All parties understood that there was no one solution that would suit all.

Representatives were asked to consider the consultation information and discussion and submit their own preferences using the Pitch Preference Return Form (Appendix 1).

The views of the representatives are shown in the Pitch Preference Matrix below.

### 2.3 Pitch Preference Matrix (To be read in conjunction with Pitch Preference Return Form – Appendix 1)

Pitch Type	A	B	C	D	E/F	
Lasswade HS Senior Leadership Team	2				1	A = Long pile 65 mm
Lasswade HS Students Sports Council	2				1	B = Long pile 55-60 mm
Lasswade HS Parent Council	2				1	C = Short pile 40 mm
Midlothian Hockey Dev. Club				2	1	D = Sand filled
Bonnyrigg Rose FC	1	2	3		4	E = Sand dressed
Lasswade Thistle FC	1	2	3		4	F = Water based
Whitehill Welfare FC	1	2	3			
Sport and Leisure Services	3	2	1			
Lasswade RFC	1					

1 - 1<sup>st</sup> choice, 2 - 2<sup>nd</sup> choice, 3 - 3<sup>rd</sup> choice, 4 - 4<sup>th</sup> choice.

### 2.4 Summary of Preferences

The first choice from the Lasswade High School Leadership Team, Students Sports Council and Parent Council is for the most suitable pitch for hockey. They have all indicated type F, a water based hockey pitch, however, have commented that type E the sand dressed hockey pitch would also meet their requirements and are open to specialist advice on the most suitable of these two surfaces.

Specialist advice indicated that surface E is suitable for hockey and other sports such as tennis as well as a training surface for most sports. Surface F is exclusively for hockey and is more resource intensive in its maintenance.

Lasswade High School Students Sports Council also submitted a letter on behalf of the 1500 pupils outlining the reasoning for their preference (Appendix 2). The letter states that the Centre would benefit most from a hockey surface, hockey is a growing sport in the community and would attract more people to participate in a wider variety of sport.

Midlothian Hockey club opted for a hockey pitch with their preference being type E, sand dressed.

All football clubs opted for type A, a rubber crumb long pile 3G surface with shock pad, which is the most suitable for football and rugby.

Lasswade Rugby Football Club also opted for type A, as they say this is the only surface approved by International Rugby Board (IRB) for rugby contact training or playing. Lasswade RFC suggest that if Poltonhall and Lasswade RFC existing pitches could be upgraded suitably, they'd be happy for the School and Local Authority to proceed in the best manner for all parties concerned.

## 2.5 Sports Pitches in the Area

Investment into playing fields at the Lasswade Centre also needs to be considered, taking account of other sports pitches in the area. The satellite image below shows the sports pitches in the Bonnyrigg and Lasswade area. Existing sports pitch facilities, predominately accommodate football. Lasswade Rugby Club use their own natural grass pitches. Dedicated hockey pitches are not currently provided in this area. Lasswade Hockey Club currently play at the Dalkeith Schools Community Campus.



## 2.6 Preferred Pitch Option

The consultation returns show that there is a split between hockey and football. The return from the pupils at Lasswade High School represents the Lasswade Sports Council on behalf of the preferred 1,500 pupil High School. Taking account of all the returns and existing facilities in the area, it is recommended that a new synthetic turf pitch suitable for hockey would best meet the needs of the majority of stakeholders and attract more people to participate in a wider variety of sport. This surface can also be used for tennis and as a training facility for most sports, thus opening up the greatest variety of surface available making as many sports as possible accessible.

It is recognised that both football and rugby representatives have sought a long pile, cushioned artificial surface.

### 3 Estimated Cost of New Facility

The estimated cost of providing this new surface is set out below in Table 1.

**Table 1: Estimated Costs**

<b>Title</b>	<b>Estimated Cost</b>
Removal of topsoil, create formation level	£100,000
Pitch construction	£136,000
Artificial Turf Installation	£146,000
Pitch Fencing	£50,000
Pitch Floodlighting	£57,000
Prelims	£50,000
Fees, building warrant, planning, design, tender, management	£54,000
Contingencies 5%	£30,000
<b>Total</b>	<b>£623,000</b>

### 4 Report Implications

#### 4.1 Resource

The sum of £749,000 remains available to Council from the Lasswade Centre Budget, which could be used to procure this second MUGA.

A summary of the sum available is shown in Table 2.

**Table 2: Lasswade Remaining Budget**

<b>Title</b>	<b>Value</b>
1. Bowling Green demolition and public realm allowance.	£230,000
2. Demolition allowance for Bonnyrigg Town hall	£70,000
3. Decant Budget saving	£20,000
4. Council share of unspent Contract Contingency	£225,000
5. Council held non Contract Contingency	£204,000
<b>Total</b>	<b>£749,000</b>

As such, the proposals in this paper do not give rise to any additional loan charges. It is anticipated that Landscaping Services costs associated with maintenance of the MUGA would be met by income generated from use of the facility.

#### 4.2 Risk

A comprehensive Risk Register will be developed. However current high level risks include the following:-

1. Planning
2. Building Warrant

3. Risk of Neighbour objections
4. Risk of conflict between Stakeholders in terms of the type of pitch to be provided.
5. Abnormal ground conditions.

#### **4.3 Single Midlothian Plan and Business Transformation**

Themes addressed in this report:

- ☒ Community safety
- ☒ Adult health, care and housing
- ☐ Getting it right for every Midlothian child
- ☒ Improving opportunities in Midlothian
- ☒ Sustainable growth
- ☐ Business transformation and Best Value
- ☐ None of the above

#### **4.4 Key Priorities within the Single Midlothian Plan**

This project supports the provision of suitable infrastructure for the efficient and effective delivery of services to meet the full range of community needs. These additional facilities would ensure closer working relationships with community groups and assist in the delivery of strategic initiatives such as the Ageing Well, Getting it Right for Every Child (GIRFEC), Midlothian Active Choices and Get Going programmes.

#### **4.5 Impact on Performance and Outcomes**

Investment into one type of sports pitch impacts positively on one user group and consequently negatively on other user groups. Following consultation all parties understood that no single pitch type satisfies all sports. In order to satisfy all parties, future additional funding into sports pitches would have to be considered.

#### **4.6 Adopting a Preventative Approach**

Providing fit for purpose community schools to enable every child the opportunity to attend the school which serves their community supports the preventative approach by improving achievement and attainment of pupils and increasing their prospects of progressing onto positive destinations.

#### **4.7 Involving Communities and Other Stakeholders**

Representatives from Lasswade High School Student Sports Council, Parent Council, Lasswade High School Senior management Team, Sport and Leisure Services, local football clubs, Eskvale Hockey Club and Lasswade Rugby Club, have all been consulted and given their views. This consultation has also flagged up the potential need for future investment into Poltonhall, to convert one pitch as suitable for rugby.

#### **4.8 Ensuring Equalities**

An EQIA will be developed as part of this exercise following the decision to proceed.

## **4.9 Supporting Sustainable Development**

The proposals take into account the need to deliver fit for purpose, sustainable (for both now and the future) services including through the design and use of appropriate and sustainable facilities and infrastructure.

## **4.10 IT Issues**

There are no IT issues associated with the proposals set out in this report.

## **5 Summary**

A consultation has been held and feedback has been provided by users, resulting in a sand filled synthetic turf pitch suitable for playing hockey being the preferred option. This option is supported against the context of existing facilities provided in the area.

The Lasswade Centre remaining budget has been identified to fund this investment and the costed feasibility shows that the proposals would be accommodated within the available budget.

Satisfying all user groups would require future investment into sports pitches at Poltonhall/Lasswade RFC.

## **6 Recommendations**

Council is recommended to:-

- a) Agree that based on the consultation returns and the existing facilities within the area, the preferred option is a new sand filled synthetic turf pitch at the Lasswade Centre suitable for playing hockey.
- b) Authorise the Director Resources to progress the procurement of the preferred new synthetic turf pitch option at the Lasswade Centre.
- c) Authorise the Director Resources to consider future investment into the existing Poltonhall synthetic pitches to provide an upgraded cushioned synthetic turf pitch suitable for playing rugby and football.

**3 June 2015**

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### **Background Papers:**





## Appendix 1: Pitch Preference Return Form

Group Name: .....

Type	Category	Sports		Choice 1/2/3/4
A	Long Pile 3G (65MM with shock pad)	Hockey	○○○○○○○	
		Rugby League	●●●●○○	
		Rugby Union	●●●●●●	
		Football	●●●●●●	
B	Long Pile 3G (55-60mm)	Hockey	○○○○○○○	
		Rugby League	●●●●○○	
		Rugby Union	●●○○○○	
		Football	●●●●●●	
C	Short Pile 3G (40mm)	Hockey	●●●○○○	
		Rugby League	●●○○○○	
		Rugby Union	●○○○○○	
		Football	●●●●○○	
D	Sand Filled	Hockey	●●●●○○	
		Rugby League	●○○○○○	
		Rugby Union	●○○○○○	
		Football	●○○○○○	
E	Sand Dressed	Hockey	●●●●●○	
		Rugby League	●○○○○○	
		Rugby Union	●○○○○○	
		Football	●○○○○○	
F	Water Based	Hockey	●●●●●●	
		Rugby League	●○○○○○	
		Rugby Union	●○○○○○	
		Football	●○○○○○	

### Key

○○○○○○○	Not suitable for use
●○○○○○	Surface for modified games/training on but not suitable for serious training/ competition
●●○○○○	Surface for training/recreational use
●●●○○○	Surface for training and for some competition
●●●●○○	Surface for competition and training
●●●●●○	Surface for competition and training (regional/national)
●●●●●●	Surface for high level competition/training (national/international)