



Brighton & Hove

BRIGHTON & HOVE CITY COUNCIL

REPORT OF THE PATCHAM PLACE PAVILION SCRUTINY PANEL

MEMBERSHIP OF THE PANEL:

**Councillor Hamilton (Chair)
Councillor Edmond-Smith
Councillor Newington
Councillor Pidgeon
Councillor Willows**

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1. BACKGROUND TO THE SCRUTINY REVIEW

1.1 The Patcham Place Pavilion Scrutiny Panel was established by the Overview and Scrutiny Organisation Committee (OSOC) on 18th November 2002 following consideration of a request for scrutiny of the Council's strategy for participation in sport and recreation submitted by Councillor Geoffrey Theobald. The Patcham Place sports pavilion had been burnt down in an arson attack in 2002 and had not been replaced. The letter requesting scrutiny with supporting information is included at Appendix 1 to this report. Full attachments to the correspondence and documents received by the Panel are available for reference at Town Halls in Brighton and Hove and Kings House, Hove.

1.2 OSOC agreed the remit of the Panel as follows:

- (i) to investigate and make recommendations on the possible options for a sports pavilion at Patcham Place and
- (ii) identify any issues arising from the decision on this facility in relation to the Council's draft sports and recreation strategy and draft Playing Pitch Strategy

1.3 The Culture, Regeneration and Housing (CRH) Committee on 19th December 2002 heard that an action plan relating to sport and recreation was in place. An update document was in the process of being produced and the CRH Committee agreed that it was probably premature to scrutinise an overall sport strategy at this stage. The Scrutiny Panel has heeded this advice.

1.4 Five Councillors were nominated to serve on the Patcham Place Pavilion Scrutiny Panel; Councillors Leslie Hamilton (Chair), Joyce Edmond-Smith, John Newington, Brian Pidgeon and Peter Willows. The Panel met on seven occasions and undertook a visit to grounds of Patcham Place and the site of the former pavilion there and to the nearby outdoor sports facilities at Waterhall Playing Fields, Braypool and Horsdean.

1.5 Brighton and Hove City Councillors and cricket and football organisations were invited to provide information to the review. Meetings in public were arranged in Brighton Town Hall and publicity was arranged via the local media. The six representatives of local sports organisations who spoke at the Panel meetings had an opportunity to review and confirm the notes of the discussions.

1.6 Appendix 2 to this report lists the meeting dates and documents received by the Panel.

1.7 The Scrutiny Panel would like to thank all those who participated in the scrutiny review. Their final report of findings and recommendations will be considered for endorsement by OSOC on 31st March 2003 and will then be presented to the Executive Committee(s). It will subsequently be reported to full Council together with an executive response.

2. SUMMARY OF EVIDENCE FROM SPORTS REPRESENTATIVES

2.1 During the scrutiny review the Panel received written and oral information from representatives of ten local sports organisations and seven Council officers.

2.2 Letters and e-mails were sent to the Scrutiny Panel by the following clubs and associations:

- Adelaide Cricket Club
- Brighton and Hove Cricket Club
- Brighton Hove and District Cricket Association
- Hove Park Colts
- Moulsecoomb and District Cricket Club
- Moulsecoomb Wanderers
- St Peters Cricket Club
- Patcham United Football Club

2.3 This correspondence is included in this report at Appendix 3. Full attachments to the correspondence, agendas and notes of the meetings are available for reference at Town Halls in Brighton and Hove and Kings House, Hove.

2.4 The main observations made by the outdoor clubs during the scrutiny review were as follows:

- i) Patcham Place is seen as a very attractive and long-established sports ground. The cricket setting especially is widely thought to be amongst the best in the City and should not be lost
- ii) Generally the outdoor sports pavilions and pitches in the City are not of a high standard and are regarded in some cases as poor. The condition of some playing surfaces and proximity to each other of some cricket pitches may be unsafe for users.
- iii) There is a perceived low priority and under-funding of provision and maintenance of outdoor sports facilities in Brighton and Hove
- iv) Despite previous surveys and consultations with sports users there seems to have been no action taken; for example to withdraw unpopular cricket venues and focus on improving others
- v) There needs to be better communications between Council officers, contractors and cricket representatives. The complaints process did not seem to work well for cricket though it did seem to work well for football.

2.5 Other specific requests from individual clubs related to: Brighton and Hove Cricket Club, who wanted the football pitches at the Nevill Ground to be used for junior, youth and ladies matches rather than senior play to help improve the condition of the cricket outfield at the location; Hove Park Colts who were currently training and playing home matches at several separate locations and wanted to

return to their former Hove Park grounds; and Patcham United Football Club who requested the provision and use of a junior pitch at Horsdean.

2.6 Although some of the concerns raised with the Panel do not fall within the main remit of the scrutiny review, Members agreed that they should nevertheless be taken forward.

3. SUMMARY OF EVIDENCE FROM COUNCIL OFFICERS

3.1 The Scrutiny Panel was given information by Council officers as follows: the Assistant Director, Quality of Life and Green Spaces; Head of Leisure; Client Contract Manager; Grounds Maintenance Manager; Senior Contracts Officer; Insurance Manager and Highways Manager. Specific questions put to the officers and notes of the meetings are available for reference at Brighton and Hove Town Halls and Kings House.

3.2 The key points made by the officers were:

There was no capital budget for improvements to sports pavilions in the City and the condition of some pavilions had fallen behind. A bid made to the 2003/2004 Property Improvement Fund had not been fully successful.

3.3 The reactive maintenance budget was quite limited in the context of the City's 32 sports pavilions; it covered everything 'not growing' in parks including a considerable number of repairs to damage caused by vandalism.

3.4 A Best Value Review of Grounds Maintenance was under way and this included sports pavilion cleaning. The grounds maintenance and cleaning contracts were coterminous and ran until 2004.

3.5 It was costly to maintain sports pitches and the grounds maintenance works need to be as cost-effective as possible. It was more cost-effective to have one pavilion servicing more than one pitch.

3.6 To comply with the requirements of the Disability Discrimination Act and to upgrade facilities to allow for both men and women's teams would be costly. A survey of all the Council's buildings was to be carried out and this would help assess the works needed.

3.7 As part of the current re-shaping of the Council's structure, responsibilities for sport and leisure facilities would be more focussed within one Directorate. It was acknowledged that a sports user should not have to speak to one department about the use of facilities and to another about the quality of facilities.

3.8 Partnership funding arrangements with outdoor sports clubs have been looked at closely but have not been finalised; at present the Council cannot allocate the matched funding that would be needed.

3.9 Providing more junior pitches had been pursued but this could not be undertaken at present as the Council could not commit to maintaining the pitches to the required standard.

3.10 The sports development team work closely with schools, clubs and disadvantaged groups and learning skills centres have been established for football and cricket. The Action Plan of the draft Sports and Recreation Strategy was agreed in 1999 and is being delivered either directly or in partnership with others.

3.11 To feed into the draft Playing Pitch Strategy, a questionnaire was circulated to clubs in October 2000 to obtain comparative data on the clubs' uses of the facilities, their sizes, number of teams and frequency of matches. From the information provided the conclusion was that there were sufficient pitches to meet the demand if all pitches were regarded as 'available', particularly as a decline in cricket play was anticipated both locally and nationally.

3.12 User perceptions of the standard of cricket pitches and pavilions were found to be at best average and sometimes poor or very poor but not good. It was widely agreed that cricket would be better served if fewer cricket squares were produced to higher standards.

3.13 The progress of the draft Playing Pitch Strategy was delayed during a Council restructuring. The document remained in draft form and has not been considered by Members. Sport England have recently issued new guidance for local authorities on playing pitch strategies. The Brighton and Hove draft strategy reflects what Sport England are now putting forward and provides a strong basis for considering how improvements can be made.

3.14 Any additional facilities for outdoor sports would be only aspirational at present because the service has to be tailored to the budget.

3.15 There were examples of lease arrangements with sports clubs and there is scope for more joint working to provide security of tenure which then would allow the clubs to apply for funding.

3.16 The Patcham Place sports grounds were not now in good condition. Surface damage caused by the 'Spirit of the Horse' event was being repaired but the pitch could not realistically be used for the 2003 cricket season though pre-season football training may be possible this year. The area was badly affected by flooding in 2000.

3.17 As the grounds maintenance contract expires in 2004 there was now an opportunity to look at possible alternatives such as removing cricket from Waterhall Playing Fields. This location is perhaps seen as less attractive for cricket and the site can be very windy in the summer.

3.18 Some clubs are interested in maintaining their own pitches.

3.19 The grounds maintenance specification is a basic one to provide a suitable safe surface on Brighton and Hove pitches. Each pitch is different but all are maintained in the same way and all are open to the public.

3.20 There is a well-established complaints system via the sports booking office that does not seem to have been well used by the cricket clubs.

3.21 To provide a smaller pavilion at Patcham Place with two changing rooms would make some economies but only on a limited scale; extra costs would be involved in drawing up new plans.

3.22 The buildings are checked annually for structural defects.

3.23 The Insurance Manager gave details to the Panel of the Council's insurance policy relating to Patcham Place. The final insurance settlement covered the original tender price for reinstating the pavilion and other items with the exception of an element for 'betterment,' or improvements to the property. Betterment is not included as part of any insurer's standard cover.

3.24 Following agreement with the insurer there was a delay caused by flooding at the grounds later in 2000 and alterations to the specification were proposed. The insurance settlement did not cover the additional revised costs which were unexpectedly high.

3.25 The Highways Manager told the Panel that flooding in Patcham and other areas of the City in 2000 had followed the wettest autumn for 300 years. The floodwater at Patcham Place had been half a metre deep, closing the A23 for nearly two weeks. The water table had risen by as much as 25 metres above average levels. Consultants had brought forward a number of options and a proposed bund or embankment had not been popular with some local residents.

4. FINDINGS AND RECOMMENDATIONS OF THE SCRUTINY PANEL

Patcham Place Pavilion

4.1 Having heard evidence from sports users and Council officers the Scrutiny Panel discussed a range of options at Patcham Place: lose the location altogether as a venue for formal sports; maintain one or more sports pitches at Patcham Place but do not provide a permanent pavilion and consider the use instead of portable facilities or the nearby Youth Hostel; build a smaller sports pavilion with only two changing rooms on the site of the former building allowing for one cricket pitch and one football pitch; or reinstate the former, four-changing-room pavilion to the most recent proposed specification.

4.2 The Panel agreed that this important sports venue should not be lost and that the pavilion should be replaced, with pitch preparation work being started this season to enable the pitch to be used again for cricket starting in summer 2005. This was a location preferred by the players and suitable for cricket (for which the ambience of the setting was especially appreciated), football and stoolball. There was great potential to develop ladies and youth sports at the site and the Panel asked that provision for basketball also be investigated.

4.3 The Council had already received the insurance settlement following the loss of the former pavilion and would lose a proportion of this payment if the pavilion were not to be replaced.

4.4 It may be necessary to carry out risk assessments of possible hazards to passing vehicles on the main road from stray balls and any likely effect of future flooding in winter.

RECOMMENDATION 1

That Patcham Place be retained as an important sports venue in the City and the sports pavilion be reinstated according to the latest proposed plans.

4.5 The Panel acknowledges that an additional sum of money over and above the insurance settlement payment has to be found to provide a full reinstatement of the building as proposed, and suggests that if these extra funds cannot be found then either a reduced specification or alternatively a simpler smaller pavilion with two changing rooms should be considered as second and third preferences.

4.6 Recommendations for resourcing outdoor sports are included below.

Playing Pitch Strategy

4.7 The Panel heard concerns from the contributors to the scrutiny review on the condition, availability and size of sports pitches across the City. Many of the comments were already detailed in the draft Brighton and Hove Playing Pitch Strategy, April 2001.

4.8 For example, the surface of the playing pitches was not regarded as good, suitable pitches were not always available and there were insufficient youth and small-sided pitches. Many of the pavilions did not cater for women's sports and the standard of many was seen to be poor and declining. Some clubs were interested in maintaining their own grounds and/or applying for external funds for sports facilities.

4.9 Certain maintained grounds such as Waterhall Playing Fields were unpopular with cricketers whereas others including Stanmer Park Number 1 (also called Stanmer House) which had arguably been the most attractive and popular cricket ground in the City, now had no changing facilities. The need to maintain two cricket tables at East Brighton was questioned as they could not both be used simultaneously.

4.10 In discussing the main issues brought to their attention the Panel agreed that ways needed to be found of improving the general standard of the playing surfaces. Provision in the City for senior and junior football and cricket including ladies teams, needed rationalising by considering the supply of and demand for pitches and maintaining fewer cricket pitches to a higher standard. The draft Playing Pitch Strategy had analysed supply and demand in consultation with the users but the information may now need updating.

4.11 The Panel also felt that action was needed on a key conclusion of the draft Strategy; 'There is a need to provide more youth and junior football pitches and the reduce the pressure on existing adult pitches.' (paragraph 4.43 of the draft Playing Pitch Strategy)

4.12 Members therefore agreed that the Strategy should be progressed adopted and implemented without further delay, especially the suggestion that in consultation with the users, the less popular cricket venues be removed to allow for improvements to the other facilities across the City.

RECOMMENDATION 2

That taking into account the points raised by the contributors to the Scrutiny Panel (especially the three specific requests outlined at paragraph 2.5 above) and in consultation with the sports users, the Brighton and Hove Playing Pitch Strategy be progressed, adopted and implemented as a matter of priority.

Communications with Sports Users

4.13 The Panel was aware of disappointment amongst some sports users and their voluntary organisers who had been consulted about strategies on previous occasions apparently without noticeable effect. Therefore the points raised during this scrutiny review would be forwarded directly for inclusion in the Best Value Review of Grounds Maintenance which was currently in progress.

4.14 The Panel also asked that sports users be represented on the Open Spaces Forum.

RECOMMENDATION 3

That sports interests be represented on the Open Spaces Forum who are currently working to develop the 10-year Parks and Open Spaces Strategy.

4.15 Difficulties were reported to the Scrutiny Panel in communications between the Council and the cricket clubs. The complaints reporting procedure did not appear to be well used by the cricket clubs. Communications with football clubs who did use the system, seemed to work effectively.

4.16 The Panel noted some confusion about responsibilities for sports within the Council amongst user groups and felt that the bringing together of sports and

leisure responsibilities in the current re-shaping of the Council structure would resolve these difficulties.

4.17 Nevertheless the Scrutiny Panel felt that clear contact routes for oral and written requests and complaints needed to be emphasised to all the sports clubs. The newly introduced customer service standards needed to be adhered to with a defined follow-up process to pursue complaints to Assistant Director level where necessary.

4.18 Sports Clubs, particularly for cricket, needed to know exactly where accountability for providing sports facilities lay. Details of the new corporate complaints system should be also provided to them to enable them to further follow up matters where necessary.

RECOMMENDATION 4

That a clear route for complaints be notified to sports clubs together with details of the Council's revised Corporate Complaints system for further follow-up where necessary.

Cleanliness and Condition of Sports Pavilions

4.19 The Panel heard adverse reports from users about the cleanliness of some of the sports pavilions, and themselves noted that these facilities were not clean during the Panel's site visit to three pavilions. Therefore ways needed to be found to raise the general standards of cleanliness and if necessary closer monitoring particularly to ensure the toilets, shower, kitchen, and communal areas were clean in time for each booking.

4.19.20 Being in vulnerable locations the sport pavilions were known to be prone to vandalism and the Panel felt there had been undue delays on a number of occasions in detecting damage and attending to minor repairs from both vandalism and normal wear and tear. Some measures should be taken to help reduce vandalism damage such as installing window shutters and unbreakable glass.

4.21 Inspections needed to be improved and more frequent, timely and closer monitoring of the condition of the pavilions was required especially during periods when they were not in use.

4.22 Members were surprised that the former Patcham Place pavilion had had no approved waste water drainage system and that this fact had gone unnoticed for so long. The adequacy of the utilities should therefore be included in future condition surveys of the Council's premises.

RECOMMENDATION 5

That means be found to raise the general standard of cleanliness and physical condition, and to monitor more closely the City's outdoor sports pavilions. There needs to be consideration of how inspections can be improved, such as including a responsibility to check and report back in the routine work of the Urban Rangers which was currently being reviewed.

RECOMMENDATION 6

That measures be taken to effect speedy minor repairs to sports pavilions, in particular where they relate to security for example an in-house handy person or small works contractor, and that the general safety and security be improved such as installing shutters and unbreakable window panes.

RECOMMENDATION 7

That a check on the power and water utilities to the Council's sports pavilions be included in the next available building condition survey.

Resources for Outdoor Sports

4.23 The Panel were keen to acknowledge the positive progress being made in sports provision across Brighton and Hove, to highlight the importance of outdoor sports in the health and well-being of the City and to welcome the re-shaping of the Council's structure that would bring responsibilities for leisure within one department.

4.24 The Panel recognised the cost to the Council of providing, maintaining and monitoring outdoor sports grounds and buildings, the level of subsidy provided to the clubs, the extra funding needed to reinstate Patcham Place pavilion and bring it up to current standards, and the resources currently allocated in the reactive maintenance budget.

4.25 However Members were very concerned to ensure that pavilions would be and would continue to be updated to a reasonable standard, extended to allow for both women's and men's sports where possible, and that they will comply with the requirements of the Disability Discrimination Act.

4.26 Moreover as insurance settlements were unlikely to include an element for betterment, that some source of funding should be available to allow for the replacement of a pavilion in the event of future damage or loss similar to Patcham Place. A continuing decline in the condition of sports pavilions across the City was felt to be unacceptable.

4.27 The Panel therefore agreed that there is a strong case for a regular allocation of capital and revenue funds for planned maintenance improvements and updates to the City's 32 outdoors sports pavilions and possibly in future to provide more changing accommodation.

RECOMMENDATION 8

That from 2004/2005, an appropriately funded annual capital and revenue programme be established for maintenance, improvements, updates and additions to the City's outdoor sports pavilions.

4.28 The Panel were aware that Brighton and Hove does not meet the minimum standards for outdoor space as recommended by the National Playing Fields Association. Outdoor recreation was recognised to be of vital importance to the well-being of the City.

4.29 Therefore the Panel felt that greater priority should be given to the need to increase outdoor recreation capacity in negotiations with developers. Commuted payments linked with residential and where appropriate commercial major developments, would help ensure that outdoor recreation facilities are adequate to cater for all sections of the community.

RECOMMENDATION 9

That the Planning Policy Team should actively seek commuted payments in negotiating planning obligations concerning residential and where appropriate commercial developments, to be ring-fenced to provide additional capacity to existing outdoor sports facilities and where possible, additional outdoor sports facilities across the whole City.

4.30 The Panel discussed some examples of lease agreements that had already been made between sports clubs and the Council and felt it was important to explore fully the potential of leases or similar arrangements with other clubs, including provision for shared use of facilities, with a view to enabling the clubs wherever possible to apply for extra sources of funding from outside bodies. Where possible clubs themselves should be enabled to undertake some care of facilities and grounds maintenance work; this issue had been addressed in the draft Playing Pitch Strategy.

RECOMMENDATION 10

That the possibility of clubs entering into leasing agreements with the Council be further investigated to increase the opportunities to attract sources of external funding.

Outdoor events

4.31 Having seen the damage caused to the pitches at Patcham Place caused by a major event the Panel was of the view that in future wherever possible sports grounds should not be used for outdoor events. Part of the cost of reinstating the pitch was falling to the Council on this occasion as damage to the grounds had not been included in the risk assessment for the event.

RECOMMENDATION 11

That a risk assessment for all proposed non-sports outdoor events should in future include the risk of damage to the grounds and the use of mats for protection. Consent should not be given for the event if there is a risk of long-term damage to the playing surface.

4.32 The Panel ask that an reply from the Executive Committee to the above recommendations be provided using the template included at Appendix 4.

DATES OF MEETINGS AND LIST OF DOCUMENTS RECEIVED BY THE SCRUTINY PANEL

(Note: Document denoted with an asterisk * are included in Appendix 3 to this report. Background papers are available to view at Brighton and Hove Town Halls)

20th December 2002 – to receive initial background information

*Request for scrutiny

Report on the request for scrutiny to OSOC 18th November 2002

Extract from the minutes of OSOC 18th November 2002

*Further correspondence from Councillor Theobald concerning request for scrutiny

17th January 2003 – to visit sports venues and discuss emerging issues

Letter inviting Brighton and Hove Councillors and cricket and football representatives to contribute to the scrutiny review

Decision List from Culture and Regeneration Committee Meeting 19th December 2002

Draft Sports and Recreation Strategy (confidential report)

Minutes of Arts Executive Decision Making Meeting, 17th August 1999 at which Action Plan of the draft Sports and Recreation Strategy was agreed

Draft Brighton and Hove Playing Pitch Strategy and Summary including draft conclusions regarding cricket and football and draft details of the sports locations visited by the Panel: Patcham Place, Waterhall Playing Fields, Braypool and Horsdean

4th February 2003 – to hear evidence from sports users

*Letter to Panel from Brighton Hove and District Cricket Association, 21st January 2003

Press Release from Sport England, 16th December 2002 re: no new financial commitments at present

12th February 2003 – to hear evidence from Council officers

Further correspondence from Councillor Theobald re: replies to requests/complaints

*Further correspondence from Brighton Hove and District Cricket Association re: use of sports grounds and replies to requests/complaints

Information provided to outdoor clubs from the Council's Sports Booking Office re: registration

Information to the Panel from the Council's Sports Booking Office on complaints received in previous season

*Letter to Panel from Adelaide Cricket Club re: Patcham Place and Stanmer Park no 3

*E-mail to Panel from Moulescombe and District Cricket Club re: condition of sports facilities

Questions on flooding and outdoor events at Patcham Place from Councillor Pidgeon and replies from officers

Information from Assistant Director on bid to the Property Improvement Fund, 2003/2004

Questionnaire sent to outdoor clubs re; survey for draft Playing Pitch Strategy, deadline for reply 6th November 2000

Note from Highways Manager on flooding in 2000 at Patcham Place

Artist impression of proposal for flood relief bund at the south side of Patcham Place grounds

19th February 2003 – to hear evidence from officers and sports users

Drawings for proposed reinstatement of pavilion at Patcham Place

*Letter to Panel from Brighton and Hove Cricket Club re: maintenance and management at Nevill Grounds

*Note to Panel from Hove Park Colts re: request to return to grounds at Hove Park

*E-mail to Panel from Moulsecoomb Wanderers Cricket Club re: condition of facilities

*E-mail to Panel from St Peters Cricket Club re: condition of facilities

Press Release from Sport England, 13th February 2003 re: new guidance for local authorities on playing fields

3rd March 2003 – to consider key issues and areas for recommendations

Report on Best Value Review of Grounds Maintenance to Policy and Resources Committee, 19th February 2003

*Letter to Panel from Brighton Hove and District Cricket Association

E-mail to Councillor Theobald from Moulsecoomb Wanderers Cricket Club re: Stanmer House cricket venue

Draft Supplementary Guidance Note: A Guide for Developers on the Provision of Outdoor Recreation Space and information from the Senior Planning Policy Officer

18th March 2003 – to consider a draft Panel report of findings and recommendations

*Letter from Patcham United Football Club re: the use of Horsdean for junior football.

APPENDIX 4

	Recommendation	Accepted (Yes/No) If No - why not? If Yes - when will it be actioned?	Target date for progress report to Members
1.	That Patcham Place be retained as an important sports venue in the City and the sports pavilion be reinstated according to the latest proposed plans.		
2.	That taking into account the points raised by the contributors to the Scrutiny Panel (especially the three requests outlined at paragraph 2.5 above) and in consultation with the sports users, the Brighton and Hove Playing Pitch Strategy be progressed, adopted and implemented as a matter of priority.		
3.	That sports interests be represented on the Open Spaces Forum who are currently working to develop the 10-year Parks and Open Spaces Strategy.		
4.	That a clear route for complaints be notified to sports clubs together with details of the Council's revised Corporate Complaints system for further follow-up where necessary.		

Recommendation		Accepted (Yes/No)	If No - why not? If Yes - when will it be actioned?	Target date for progress report to Members
5.	That means be found to raise the general standard of cleanliness and physical condition, and to monitor more closely the City's outdoor sports pavilions. There needs to be consideration of how inspections can be improved, such as including a responsibility to check and report back in the routine work of the Urban Rangers which was currently being reviewed.			
6.	That measures be taken to effect speedy minor repairs to sports pavilions, in particular where they relate to security for example an in-house handyperson or small works contractor, and that the general safety and security be improved such as installing shutters and unbreakable window panes.			
7.	That a check on the power and water utilities to the Council's sports pavilions be included in the next available building condition survey.			

Recommendation		Accepted (Yes/No)	If No - why not? If Yes - when will it be actioned?	Target date for progress report to Members
8.	That from 2004/2005, an appropriately funded annual capital and revenue programme be established for maintenance, improvements, updates and additions to the City's outdoor sports pavilions.			
9.	That the Planning Policy Team should actively seek commuted payments in negotiating planning obligations concerning both commercial and residential developments, to be ring-fenced to provide improvements and additional capacity to outdoor sports facilities and where possible, additional outdoor sports facilities across the whole City.			
10.	That the possibility of clubs entering into leasing agreements with the Council be further investigated to increase the opportunities to attract sources of external funding.			

Recommendation		Accepted (Yes/No)	If No - why not? If Yes - when will it be actioned?	Target date for progress report to Members
11.	That a risk assessment for all proposed non-sports outdoor events should in future include the risk of damage to the grounds and the use of mats for protection. Consent should not be given for the event if there is a risk of long-term damage to the playing surface.			

COMMITTEE REPORT APPENDIX



Meeting/Date	18 th March 2003
Report of	Patcham Place Pavilion Scrutiny Panel
Subject	Report of the Scrutiny Review
Wards affected	Patcham, All

Financial implications

There is a revenue budget within City services for reactive day to day maintenance of parks infrastructure (including pavilions). There is also a council wide planned maintenance budget within City Services which also includes pavilions but currently already has a significant maintenance backlog.

In order to be included in the capital programme costs and funding would need to be identified and approved by the Policy and Resources Committee.

The most appropriate way to fund additional expenditure on planned improvements to 32 sports pavilions from 2004-2005 would be by way of bids to the Property Improvement Fund or Strategic Investment Fund. These would need to be approved by the Policy and Resources Committee which would consider them alongside bids from other schemes.

Proposals to generate further investment through Section 106 agreements (commuted sums) would be the subject of negotiation between developers and the Planning Policy team. The Planning Policy team would need to assess the merits of these against other planning improvements in the area.

Finance Officer consulted: Jeff Coates 14th March 2003

Legal implications

There are no legal or human rights implications arising from this report which would prevent the recommendations being taken forward (subject to financial implications). In relation to Stanmer House and Stable Block, it should be noted that the new lessees are under an obligation to build a new cricket changing room block on part of the land within their demise and within a specified time frame.

Lawyer consulted: Liz Culbert 14th March 2003

<p>Corporate/Citywide implications The recommendations in the report are intended to improve the overall provision for outdoor sports throughout the City.</p>	<p>Risk assessment There may need to be a risk assessment relating to stray balls in proximity to the main A23 road and winter flooding at Patcham Place.</p>
<p>Sustainability implications The recommendations in this report will help sustain a high quality natural and</p>	<p>Equalities implications Replacing the pavilion at Patcham Place, upgrading sports pavilions</p>

built environment in public parks and raise the Brighton and Hove's capacity for outdoor sports opportunities and quality of life for all sections of the community.

elsewhere in the City and improving standards of grounds maintenance will enable more opportunities for outdoor sports including young people, women and people with disabilities.

Implications for the prevention of crime and disorder

The recommendations in the report include crime prevention measures and will help improve the condition, security, maintenance and monitoring of the City's sports pavilions, thereby impacting positively on any concerns about crime and disorder relating to the buildings.

Background papers

The documents received by the Panel are set out in the report and are available to view at Brighton and Hove Town Halls and Kings House, Hove.

Contact Officer

Mary Van Beinum, Committee Administrator, Tel: 29 1062