

# Communities Capital Grant Officer Evaluation

<b>Wallingford Sports Trust</b>		<b>Ref: 1308</b>		
Replacement of 1970s block to provide 8 changing rooms with independent showers and toilets, to Sport England standards (4 to full RFU standards) with separate social and accessible toilets and baby changing.				
<b>Project name</b>	Replacement changing rooms		<b>Amount</b>	<b>Percent</b>
<b>Town/parish</b>	Wallingford	<b>Project cost total</b>	£922,313	
<b>Organisation's cash balance at last year end</b>	£8,500	<b>Organisation's contribution</b>	£10,000	1.08
<b>Organisation's cash in bank at application</b>	£11,500	<b>Requested from SODC</b>	£100,000	10.84
<b>Organisation's legal status</b>	Other	<b>Other approved funding</b>	£0	
<b>Previous capital grants</b>	2011 – lighting upgrade £21,600 2008 – all weather pitch £80,000 2007 – (rugby club) fitness trail £6,126 2006 – (football club) new changing rooms £11,470 2003 – (football club) changing room extension and new stand £36,700	<b>Other unapproved funding</b>	£815,000	88.36
<b>Finance</b> <i>Up to 15 points available</i>			<b>Score</b>	<b>15/15</b>
Percentage requested: 0-20 = 15 points    21-40 = 10 points    41-60 = 5 points				
<b>Finance consultation comments:</b> (completed by the finance department unless otherwise stated)				
<b>Does the organisation need a grant in order for the project to go ahead?</b> Yes				
<b>Does the organisation appear financially stable?</b> Yes				
<b>Are there any other financial concerns:</b> The organisation is currently making a loss but has predicted future savings to reverse this trend. Based on the figures provided above the organisation's contribution will severely deplete their cash reserves.  As the organisation's landlord we are in the process of agreeing to an extension to their 90 per cent rent reduction until at least June 2022 (valued at £111,600 over the eight years).				
<b>Community benefit</b> <i>Up to 20 points available</i>				
<b>C1</b>	<b>Give details of the local groups/clubs/individuals that will benefit from your project</b>			
	The main beneficiaries (of the 2500 weekly footfall) will be those who play/would like to play rugby, hockey, football and tennis, particularly junior, female and disabled participants. This includes hirers of the all weather pitch and the community groups who use the pavilion, such as Styleacre and the baby sensory group who currently have no accessible toilet or baby changing facilities. Other beneficiaries will include overnight campers at the sports park during summer months, such as Bunkfest.			
<b>C2</b>	<b>Does your project include any particularly sustainable benefits or energy saving measures?</b>			
	Yes – based on outstanding recommendations from May 2011 energy audit and advice from energy companies, to include use of water efficient showers and toilets, timed low energy lighting, timed basin taps, solar PV panels (not part of the project cost) and air sourced heat pumps in the changing rooms to produce electricity and hot water for existing pavilion as well as new changing rooms, plus grey and rain water harvesting systems to minimise the consumption of fresh water and under floor heating in the new changing rooms.			
<b>Community benefit:</b> none / minimal / good / extensive / extensive and wide reaching			<b>Score</b>	<b>20/20</b>
<b>Officer comments:</b> None				

<b>Broadening the range</b> <i>Up to 20 points available</i>			
<b>D1</b>	<b>What extra facility will be provided for the community that does not already exist?</b>		
	Facilities for 8 adult teams (4/5 at present) in individual, fully accessible and flexible use changing rooms to full NGB standards with independent toilets and showers (shared and sub-standard at present) plus separate social and disabled toilets with baby changing facilities. Will cater for all combinations of male and female adult and particularly junior and disabled sports over critical week-end period as well as weekdays and one off overnight camping events, plus all users of the pavilion.		
<b>D2</b>	<b>What new activities will take place as a result of this project?</b>		
	Changing space for double the number of people (70/80 to 144) in discrete rooms, to match the standard of the playing facilities, will cater for growth in participation through retention and recruitment, particularly, of 100 plus junior, female and disabled players. This projected growth is confirmed by Sport England's satisfaction surveys which have identified improved changing facilities as a requirement for improving participation rates in sport.		
<b>Additional range:</b> <del>none / minimal / good / extensive</del> / <del>extensive and wide reaching</del>			<b>Score</b>
<b>Officer comments:</b> None			<b>15/20</b>
<b>Meeting a local need</b> <i>Up to 20 points available</i>			
<b>E1</b>	<b>How do you know that the community need this project?</b>		
	The trust has been under pressure from its constituent clubs for some time for new changing rooms. All of them produce development plans and the 3 major users (football, rugby and hockey) have helped design this modern, NGB standard facility which will match their playing facilities and improve the sporting offering, thus increasing participation. The trust's strategic and business plans and latest list of capital projects all identify this project as a top priority.		
<b>E2</b>	<b>Does anything similar already exist in your area?</b>		
	No - Wallingford Sports Park is recognised in SODC's leisure and sports facilities strategy as a 'Tier One Outdoor Facility' and, as such, is the principal provider of outdoor sport for the Wallingford area. The sports park has outdoor facilities for soccer, rugby, hockey, tennis and petanque, including a multi-sport, synthetic, floodlit all weather pitch, but it also provides indoor facilities for squash courts, skittles and pool plus community space in the form of a main hall and function rooms.		
<b>Meeting a local need:</b> <del>none / minimal / good / extensive</del> / <b>extensive and in local plans</b>			<b>Score</b>
<b>Officer comments:</b> None			<b>20/20</b>
<b>Community participation (consultation)</b> <i>Up to 20 points available</i>			
<b>F1</b>	<b>How did you consult with the local community?</b>		
	The views of 1500 members of the local community and regular users of the sports facilities are represented by their individual trustees who make up the sports trust - which itself regularly identifies and prioritises the needs of the sports park. In addition, the trust has letters of support from the clubs and has consulted the pay-to-play footballers and schools that use the all weather pitch about the changing rooms and the hirers of the pavilion about the accessible WC and baby changing facilities.		
<b>F2</b>	<b>If you have not involved the community please give the reasons why you have not involved them.</b>		
	The existing shared, multi-use changing rooms, showers and toilets do not comply with Sport England's and the various individual national governing body's requirements and current legislation. We have an access statement for the new facilities and have provided a summary of questionnaire results and letters of support.		
<b>Meeting a local need:</b> <del>none / minimal / good / extensive</del> / <b>extensive and in local plans</b>			<b>Score</b>
<b>Officer comments:</b> None			<b>20/20</b>
<b>Project viability</b> <i>Up to 60 points available</i>			
<b>H1</b>	<b>How is your project reasonable and appropriate for the area?</b>		
	Yes - as the Tier 1 outdoor facility for Wallingford, the sports park's number of changing rooms has been matched to the current and sensible growth figures for the clubs, as set out in their development plans and reflecting projected population figures for the catchment area - although maximising flexibility of use between sports. It will also cater for all other pay-to-play all weather pitch users and hirers of the sports park for one-off events.		
<b>H2</b>	<b>How does your project deliver best value for money?</b>		
	The new changing room block has been designed as two storeys in lieu of one with virtually no increase in footprint, thus having no impact on valuable playing areas. At this stage, we have a detailed		

	and fully inclusive architect's estimate (based on a per sq m cost, cross referenced to Sport England unit rates and local builders budget figure). We will go through a formal tender process with a minimum of three builders selecting on a best value for money basis.	
<b>H3</b>	<b>Is your project likely to secure full funding and progress within 12 months?</b>	
	Following detailed discussions with all intended funders to ensure that the project meets their strategic outcomes and about its state of readiness, we should have the necessary £250,000 committed funds when we make the critical Sport England application at the end of 2014. Although the RFU should commit their funding in early 2015.	
<b>H4</b>	<b>How will your organisation be able to manage the project now and in the future?</b>	
	The project team is being led by John Atkins (chairman of the trust and retired professional civil engineer) and supported architecturally by Adrian Aldred. Professional project management will be employed during construction, after which the new facility will be managed operationally by the sports park manager and overseen, in respect of achieving its objectives, by the trustees. Increased maintenance costs will be covered by energy savings from the sustainable measures.	
	<b>Viability:</b> <del>Not viable/ partially viable with funding concerns /</del> <b>fully viable with funding concerns / fully viable and likely to secure funding</b> <b>Officer comments:</b> The organisation still needs to secure over 88 per cent of their budget with 50 per cent yet to even be applied for. It may therefore not secure all funding and be able to start work within 12 months of the decision date.	<b>Score</b> 40/60
	<b>Total</b>	<b>130/155</b>
<b>Internal consultation comments</b>		
<b>Grant officer general:</b> I have no concerns other than the amount of funding they need to secure. I recommend extending the term of the grant offer to 18 months instead of the usual 12 months to allow them time to secure all the required funding.  Recommended additional condition:  1. The organisation will place a legal charge on the registered title of the property for a period of ten years to the value of the grant (see legal comments) before any payments will be made.		
<b>Consultation feedback:</b>		
<b>Legal:</b> We are the landlords of the property and will soon be replacing their current lease with a new long lease (35 years) to help with their Sport England application among other reasons. The new lease will be registered at the Land Registry and we recommend placing a charge in the council's favour at the same time the lease is registered.  <b>Equalities:</b> It's excellent to see that the group changing rooms will be built to Sport England guidance; however there does not seem to be any accessible facilities on the first floor. The Sport England guidance appears to require one unisex accessible changing room and WC which has not been included in the design. This would satisfy the lack of accessible facilities on the first floor as well. The building regulations and BS8300 recommend a separate accessible unisex baby changing facility instead of incorporating it in an accessible toilet.  <b>Sustainability:</b> Very thorough range of energy and water saving measures and project expected to meet BREEAM excellent standard. Project includes community share scheme for solar panels in partnership with independent group Sustainable Wallingford.  <b>Sports development:</b> The leisure team fully support the replacement of changing facilities at Wallingford Sports Park.  <b>Estates team leader:</b> We, as landlords need to formally give permission for the works, which we are in the process of doing and I am confident that the consent will be given.		

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