



**POLICY AND RESOURCES SCRUTINY COMMITTEE –
22ND JANUARY 2013
(RESCHEDULED TO 30TH JANUARY 2013)**

SUBJECT: YSTRAD FAWR SPORTS DEVELOPMENT

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

1.1 To update Scrutiny Committee on the progress of the above project.

2. LINKS TO STRATEGY

2.1 This project links to the council's commitment to improving Health and Well Being across the county borough by improving leisure facilities. It will also potentially have a significant impact on Regeneration as it is expected to become a major sporting attraction for all levels of rugby football and association football across the county borough and beyond.

3. THE REPORT

- 3.1 The construction of a playing field on the former Ystrad Fawr hospital site is a requirement of the s106 agreement for the development of Ysbyty Ystrad Fawr.
- 3.2 Council agreed to go beyond the requirements of the s106 agreement by providing full size 3G rugby and football pitches laid to national and international standards. The playing pitches are to be supported by a 'state of the art' Integrated Sport and Community Complex comprising changing rooms/ training gym/ treatment rooms/offices and meeting rooms/conference and community facilities. Spectator facilities will include 500 seat covered stands and adequate car parking. The development is also well served by the nearby Ystrad Mynach railway station and bus station.
- 3.3 The facility will be utilised by Cardiff City and WRU regional academy teams and negotiations are ongoing with Newport Gwent Dragons who are interested in using the facility as a training base. The facility will also be available for use by local football and rugby clubs across the county borough. The Head of Community and Leisure Services has developed draft partnership agreements for these organisations and meetings are currently taking place to achieve signing of the agreements by all parties.
- 3.4 Planning Permission for the development was gained on the 8th June 2012.
- 3.5 A contract for the demolition of the abandoned surface buildings on the site was let to Bond Demolition of Caerphilly. The buildings contained significant amounts of asbestos. An unscheduled visit by the HSE during asbestos removal confirmed that all works were being carried out in accordance with approved method statements and was in accord with the appropriate legislation. Demolition is expected to be completed by the 11th January 2013.

- 3.6 The demolition of the surface structures has exposed the extent of the site, which is considerable.
- 3.7 Tenders have been invited for the construction of the main contract (pitches/Integrated Sport and Community Complex/seated stands etc) and the tenders were returned on the 19th December 2012. Analysis of those tenders is ongoing but early indications are that the most advantageous tender is within budget and it is expected that a contractor will be appointed some time in January 2013.
- 3.8 It is expected that works will commence in February 2013 for completion by the end of December 2013.

4. EQUALITIES IMPLICATIONS

- 4.1 The development has been designed to be fully DDA compliant

5. FINANCIAL IMPLICATIONS

- 5.1 The overall Capital cost of the project is estimated at £6m. Budget approval to date is £5.1m which leaves a deficit of £0.9m.
- 5.2 Discussions are being held with WG and Sport Wales in an attempt to bridge this deficit but indications are that any contributions these organisations may make to the project are likely to be considerably less in total than the current deficit.
- 5.3 Approval to fund the shortfall will be sought via the Council Report on the budget for 2013/14 on the 28th February 2013.
- 5.4 A Business Case for the operational costs of the complex has been prepared by the Head of Community and Leisure Services. The Business Case demonstrates that the project will be self-financing with revenue contributions from the various organisations mentioned in paragraph 3.3.

6. PERSONNEL IMPLICATIONS

- 6.1 There are no personnel issues associated with this report

7. CONSULTATIONS

- 7.1 The results of all consultations have been incorporated into this report.

8. RECOMMENDATIONS

- 8.1 Scrutiny is asked to note the contents of this report

9. REASONS FOR THE RECOMMENDATIONS

- 9.1 To update Scrutiny on the progress of the project

10. STATUTORY POWER

- 10.1 Local Government Act 1972 - 2003.

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