

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 15 May 2023

<b>Portfolio:</b>	Leisure and Community
<b>Subject:</b>	<b>Cams Alders Vision – Conclusion</b>
<b>Report of:</b>	Director of Leisure and Community
<b>Corporate Priorities:</b>	Leisure Opportunities for Health and Fun Strong, Safe, Inclusive and Healthy Communities

**Purpose:**

To inform the Executive of the outcome of the Vision for Cams Alders Recreation Ground.

**Executive summary:**

Cams Alders Recreation Ground is situated in South Fareham and is one of the largest open space areas for formal outdoor sport in the Council's ownership. The site is approximately 14 hectares with sports pitches and a mix of built facilities.

In 2014 the Executive approved the establishment of a steering group to develop a vision for new and improved community sports facilities and enhancements to the public open space at Cams Alders Recreation Ground.

Following the completion of a feasibility study and consultation with user groups and the Public, the Working Group drafted a proposal to construct new sports facilities to meet the needs of the sports clubs and the local community.

The proposal was based on the pooling of £1.76 million that the Council held in Section 106 developers' contributions for outdoor sports and recreation alongside the sports clubs applying for other funding from external bodies.

Despite many revisions of the proposals and significant time spent over the past 9 years to identify a Vision that would meet the requirements of the sports clubs and the Council, the Council's visions for improving the community sports facilities have not been able to align with the on-site sports clubs, concluding that the Cams Alders Vision is no longer a viable project.

**Recommendation/Recommended Option:**

It is recommended that the Executive:

- (a) notes the contents of the report and agrees to conclude the Vision for Cams Alders;
- (b) agrees to divert £1.75million of the Section 106 developers' contributions held for outdoor sports and recreation to help fund the Vision for Henry Cort, Fareham North – West; and
- (c) agrees to allocate £100,000 of the Section 106 developers' contributions for outdoor sports and recreation to fund the repairs to the roof and masonry of the Cams Alders Pavilion.

**Reason:**

To inform the Executive of the outcome of the Vision for Cams Alders Recreation Ground.

**Cost of proposals:**

There is no cost to the Council to divert the funds specified from one project to another.

**Background papers:** None

**Reference papers:** [Report to the Executive for Decision - \(Head of Leisure and Community\) -07 July 2014 \(fareham.gov.uk\)](#)

[Report to the Executive for Decision – \(Deputy Chief Executive\) - 2<sup>nd</sup> July 2022](#)

# FAREHAM

## BOROUGH COUNCIL

### Executive Briefing Paper

<b>Date:</b>	15 May 2023
<b>Subject:</b>	Cams Alders Vision – Conclusion
<b>Briefing by:</b>	Director of Leisure and Community
<b>Portfolio:</b>	Leisure and Community

#### INTRODUCTION

1. In 2014 the Executive approved the establishment of a steering group to develop a vision for new and improved sports facilities and enhancements to the public open space at Cams Alders Recreation Ground.
2. Following the completion of a feasibility study and consultation with user groups and the Public, the Working Group drafted a proposal to construct new sports facilities to meet the needs of the sports clubs and the local community.
3. The proposal was based on the pooling of £1.76 million that the Council held in Section 106 developers' contributions for outdoor recreation, alongside funding that the sports clubs could potentially apply for from external bodies.
4. Despite having an active involvement in developing this vision, Fareham Town Football Club withdrew their support at a very late stage of planning and declined to allow the land leased to them to be included in the plans.
5. Following this alteration to the options that were available for the improvement of the site and its facilities, consideration was given to a revised vision. This provided an amended layout of new facilities on the area south of the site only; the land leased to Fareham Heathens Rugby Football Club.

#### OVERVIEW OF REVISIONS

6. The Fareham Heathens Rugby Football Club was consulted in March 2021 regarding the revised proposal for the Council to fund new changing rooms and pitch drainage at Cams Alders Recreation Ground. Although this scenario offered a great improvement to the Club's core facilities, there were several disadvantages that the Club could perceive.
7. Firstly, the plan would necessitate the Club surrendering their lease on the existing Pavilion which houses the clubhouse and changing rooms. The current lease offers them the right of renewal when the lease expires in 2029. The plan would also require the Club to accept ultimate responsibility for maintaining the clubhouse element and funding the

new clubhouse facility. Various options were considered, they ranged from £120,000 for a portacabin style facility to approximately £400,000 for a brick-built clubhouse.

8. Although the Club had been offered much support to access external funding, since the Covid-19, pandemic funding opportunities were fewer, making this an even greater challenge. Two of the Club's key concerns were the limited timescale to fundraise for a clubhouse and the Council's confirmation that a facility that combined the changing rooms and a clubhouse in the same building was not something that the Council would be prepared to meet the cost of.

### **CONCLUSION OF THE VISION**

9. Despite the significant efforts made by all parties over a 9-year period, it became clear that the Council's vision and the requirements of the sports clubs did not align. As a result, the conclusion has been reached, that the Cams Alders Vision is no longer a viable project.

### **CONTINUING SUPPORT**

10. Under the terms of the lease, the Council is obliged to undertake any necessary structural repairs to the Cams Alders Rugby Club Pavilion. During the remaining 6 years of the Club's lease, the Condition Report for this building indicates that anticipated further repairs to the roof and masonry are likely to cost in the region of £100,000.
11. The Council also has ongoing responsibility to maintain the rugby pitches at Cams Alders, with the Club having the ability to apply for external funding to make significant improvements to the pitch drainage.
12. The Club will continue to receive support from the Council to ensure that it meets its health and safety requirements and is aware of funding opportunities to improve the facilities.
13. The conclusion of the Cams Alders Vision provides the Council with the opportunity to consider its priorities and determine which projects would benefit the most in terms of community value through the reallocation of the section 106 funding.

### **UK SHARED PROSPERITY FUNDING**

14. The government launched its UK Shared Prosperity Fund (UKSPF) in 2022, as part of its Levelling Up agenda, providing £2.6 billion of funding intended to reduce inequalities between communities. Fareham Borough Council has been allocated a total of £1m.
15. In July 2022, the Council submitted a plan outlining how this funding would be used to reduce inequalities. One of the proposals contained within the plan focussed on investment in the Fareham North-West area of Fareham, an area featuring on the Indices of Multiple Deprivation.
16. The proposal considered a community-led approach to investment in this area of deprivation to level up the provision of community facilities, sports facilities, and amenity space, together with the delivery of new affordable homes.
17. The project was supported by the government, and as a result officers are working on plans to secure the engagement of stakeholders and the wider community. The aim of

the project is to develop facilities and housing that meets the needs of this community.

18. Because of the demographics and facilities within this area, the 'Fareham North-West Vision' has the potential to attract funding from various streams, including those focussing on relieving financial deprivation and enabling sports development. The identification of external funding will be an integral part of this project, making it achievable and enabling the addition of elements of increased value for the community.

### **REALLOCATION OF SECTION 106 FUNDING**

19. The ability to attract external funding for a project is reliant on the development of a clear vision that fits comfortably with the priorities of the funding organisation and can be greatly improved by the level of resources that have already been allocated towards making the project successful.
20. It is for this reason that this report proposes the reallocation of the section 106 monies that were initially allocated to the Cams Alders Vision to the Vision for Fareham North - West.

### **CONCLUSION**

21. The Cams Alders Vision set out plans to improve the community sports facilities and enhance the open space at Cams Alders Recreation Ground. Despite the best efforts of relevant parties, the aspirations of the Council and the sports clubs have not been able to align.
22. The area of Fareham North-West is in great need of improved community and sports facilities. The Council has successfully secured an amount of funding through the UK Shared Prosperity Fund and the project will be reliant on the ability to attract further external funding.
23. The re-allocation of the section 106 monies ring-fenced for the Cams Alders Vision to the Vision for Fareham North -West will help to improve the ability to attract external funding for the project.

### **Enquiries:**

For further information on this report please contact Emma Watts, Leisure and Community Manager on 01329 824440 or Claire Benfield, Leisure and Community Officer, on 01329 824495.