



South Somerset District Council

Capital Grant or Contribution

Investment Appraisal Form

Approved Budget within Service Plan? Yes/ No

Project Number: <20XX-XX>

Project Name: <Merriott Parish Council - New Pavilion and Harcourt enhancement>

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0 Document Control

0.1 Document Approval

Name	Organisation	Role	Approval	Date
Steve Joel	SSDC	Head of Sport, Arts and Leisure		
Andrew Gillespie	SSDC	Area Development (West)		

0.2 Revision History

Version	Author	Review	Reason For Issue	Date
1.0	Lynda Pincombe		Draft Capital Appraisal for consideration by Area West Committee	20/7/09
2.0	Catherine Hood		Checking of Financial Information	24.7.09

0.3 Document Distribution

Name	Organisation	Role

0.4 Document References

Section Reference	Document Referred	Document Title
4	Area West Agenda – August 2009	Merriott Parish Council Sports Pavilion and Hard Court Enhancement – Request for Additional Funding Support (Executive Decision)

1 Project Outline

This project involves the construction of a new four-team changing pavilion (including social facilities and public toilets), and extension to the parking facilities at Merriott Recreation Ground and redevelopment of the existing two tennis courts to provide a suitable floodlit hardcourt training area which can be utilised to its full potential all year round.

The new facilities will predominantly support the training and competition needs of Merriott Youth Football Club (the club currently has 21 youth teams, approximately 300 juniors) and Merriott Rovers (the club has approximately 40 senior members) and also the village cricket team.

The South Somerset Playing Pitch Strategy, 2002, highlights that the village has the second highest shortfall of junior pitches in the district. This is due to the success of Merriott Youth Football Club, which attracts around 68% (nearly 200 young people) membership from outside of Merriott (predominantly Crewkerne). Therefore this project is fundamental in enabling teams to continue to play football in the village. There appears to be insufficient pitch capacity within the Merriott area to relocate all teams to other sites and therefore some teams could fold if this project fails.

The local primary school, PSCO and Football Association also support the need for this project and community support for the enhancement of the recreation ground is evidenced within the Merriott Village Plan.

1.1 Authority Responsible

Merriott Parish Council is leading this project as the owners and managers of Merriott Recreation Ground. They have already requested £12,500 from SSDC at Area West Committee in September 2008. This early request was made so they had the best possible chance of securing a large capital award from the Football Foundation.

There are currently nine confirmed funding partners for this project. The Football Foundation and FA have indicated that they will make a 'significant' joint offer in August 2009, but have made it clear that they would like to see a minimum of a further £12,500 raised via the responsible authority.

1.2 Project Objectives & Outcomes

The main project objectives are:

- To provide the necessary sports facilities in order to sustain team sport opportunities within Merriott.
- To provide the right facilities in order to create a clear football development pathway from seniors through to adults.
- To provide sport and recreation facilities that meet the needs of local residents.

This project's objectives link to the following Corporate Themes and Key Target Areas:

- Theme 2 – Enhance the environment, address and adapt to climate change
- Theme 3 - Improve the housing, health and well-being of our citizens
- Theme 4 - Ensure safe sustainable and cohesive communities

- 2.9 – Increase resident satisfaction on country parks, open spaces, street cleaning car parks and public toilets.
- 3.20 – Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active recreation.
- 4.19 - Increase civic participation in the local area

1.3 Quality Expectations

This project will be deemed to be successful if partnership funding is secured and construction is complete within the next 12 months.

The standard grant terms and conditions will apply to all funding offers that may be made to Merriott Parish Council from SSDC.

The Parish Council will also be required to provide evidence that funding has been secured from the Football Foundation as per the project report considered for Area West Committee in September 2008.

1.4 Anticipated Benefits

- This project will allow teams to continue to play in their local village and will mean that the residents of Merriott do not have to travel to other towns and villages to play pitch sports.
- If successful, this project will attract investment in local recreation facilities of around £280,000 from national grant giving bodies.
- Merriott Parish Council has produced a detailed business plan for this project and has sought to deliver a value for money project by seeking at least three quotations from potential contractors.

1.5 Options

The Parish Council has sought detailed guidance from the Football Association, Football Foundation and their architect to come up with their current project. All elements of the project need to be undertaken to support the future repairs and renewals plan for the planned facilities.

The only alternative option that appears to be available to deliver similar outcomes would be to construct a timber frame pavilion. The Football Association (FA) does not support this option given the FA standards already attained by the youth football teams and the number of teams playing at Merriott Recreation Ground. The lifespan of a timber frame building is also considerably shorter and is not the preferred option in this instance.

Financial Options

Given that SSDC is also a stakeholder in the project, if members are minded to offer further support to this project, then there are number of option for consideration:

Option A – to provide an additional capital contribution of £6,250 as requested.

Option B – to provide an additional capital contribution of £3,000; a proportionate contribution to assist the other key stakeholders to bridge the minimum shortfall of £12,500.

Option C – to offer a loan to Merriott Parish Council to help bridge the shortfall on the basis that they have the opportunity to precept to repay a loan.

1.6 Key Project Information Summary

1.6.1	Expected Duration Of Project			
	Start date:	Autumn 2009		
	Other Key Milestones with Dates:	August 2009 – funding package secured September 2009 – negotiation with preferred contractor commences.		
	Expected Completion Date:	May 2010		
1.6.2	Estimate of Officer Time Required: -			
	Officer's Name	Estimate of officer hrs	Officer available? Y/N	Agreement of Officer? Y/N
	<i>Officer support already provided –further support not anticipated</i>			
	Comment by Property Services:	<i>Not applicable</i>		
	Comment by Information Systems (if new IT system):	<i>Not applicable</i>		
	Comment by Other Services requiring significant input:	<i>Not applicable</i>		
1.6.3	Risk Assessment			
	Risk	Steps taken to mitigate Risk		
	<ul style="list-style-type: none"> ▪ <i>Rise in capital costs of the project</i> ▪ <i>Stakeholder pulling out of the project</i> 	<ul style="list-style-type: none"> ▪ <i>Quotations have been sought on a competitive basis and contracts will be awarded on a fixed price basis. Contingency funding has also been included within the business plan.</i> ▪ <i>A project management committee has been put in place to ensure that all partners are involved in decision making and are kept informed of progress. The major project stakeholder (the Football Foundation) has expressed support in principle, even though a financial offer has not yet been made (for internal legal reasons).</i> 		

2 Financial Investment – Capital Projects

2.1 Total Costs and Funding						
		Funding Body			£'000	
	SSDC Capital: -	Area West Committee (confirmed in principle Sept 08)			12.5	
		Area West Committee (additional amount recommended for consideration Aug 09)			3.0	
	Other (confirmed) Sources: - e.g. - Grants	Grants Local Fundraising			50.0 5.1	
	Other grants sought and funding awards anticipated:-	Grants			288.0	
	Total				358.6	
2.2 Breakdown of main areas of Capital cost						
		2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000
	<ul style="list-style-type: none"> Pavilion construction (inc. £11k contingency) Planning/Building control fees Professional Fees Hard court area resurface Floodlighting for hard court area External works (car park/access) Contingency @ 2% for externals and hard court enhancement 	299.9				
	Totals	358.6				

2.3 External funds to be received							
		Secured ? Y/N	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000
	Merriott Parish Council	Y	20.0				
	Merriott Rovers FC	Y	5.0				
	Merriott Youth FC	Y	20.0				
	Local Fundraising	Y	5.1				
	Wellbeing of Yeovil	Y	1.0				
	Merriott Cricket Club	Y	0.5				
	Somerset County C'llr	Y	3.0				
	Crewkerne Town Council	Y	0.5				
	Football Foundation	N	198.0	22.0			
	Football Association	N	50.0				
	Community Cashback	N	5.0				
	Sport England Rural Communities Fund	N	10.0				
	SCC Division members for Crewkerne and South Petherton	N	3.0				
	Totals		321.1	22.0			
2.4 Revenue Implications of Capital scheme							
		Cost Centre	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000
	Loss of interest @ 3.9% (PWL B 10yr rate) on additional £3,000	FT922	0.1				
	(Savings in expenditure)						
	Revenue Costs by Individual Budget: (List)						
	Revenue Income						
	Total Revenue Expenditure / (Net saving)						
	Cumulative (To be completed by Financial Services)		0.1				
2.5 Whole Life Costing							
	Estimated useful life of asset (years)	50-60 years					
	Total Revenue Costs Year 1 to 5	SSDC not liable					
	Annual revenue cost after year 5						
	Total cost over whole life of asset						

2.6 VAT Implications	
	<i>None for SSDC</i>
2.7 Impact on Band D	
Additional spend	£3,000.00
Lost interest at 5%	£150.00
Divided by tax base	59,558.14
Cost per band D tax payer	£0.003

3 Interested Parties

Name	Reason	Action required
Merriott Parish Council	Landowner and project lead	Continue to provide project guidance if required.
Merriott Youth Football Club	The largest beneficiary of the project and member of the project steering group	Provide football development support as required.
Merriott Rovers FC	Project beneficiary and member of the project steering group	N/a
Merriott Cricket Club	Project beneficiary	N/a
Football Association	The County Development Manager for Somerset works closely with the Youth Football Club in supporting (and helping to secure finance for) their football development programme. This scheme is also a priority within their Somerset Facilities Plan	Continue to provide project support if required.
Football Foundation	Likely to provide over 60% of project costs	N/a
SSDC	Has identified a shortfall of pitches/facilities within the Merriott area and is a funding partner. Has also provided officer support in the progression of the project.	N/a
SCC	A funding partner and has an interest in ensuring community needs are fulfilled	N/a
David Laws MP	Has been involved in direct discussions with the Football Foundation about this project. He has also been liaising with SSDC members and SCC about the potential to provide more funding for the project	Continue to keep updated on progress.

4 Other Useful Information

Please see accompanying Area West Committee Report (August 2009).