



# PROJECT BRIEF

V3.0 21 September 2021



## **SAXILBY AND DISTRICT MULTI-USE GAMES AREA ("MUGA")**

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## Background

There has been a long-held community aspiration for a MUGA in Saxilby.

In 2013, £30,000 was secured from WLDC for purpose of constructing a MUGA. This is currently ring-fenced in the Council's funds. Further funding is also due from a s.106 Agreement relating to the Lovells housing development at Ingleby View.

In 2017, the Saxilby with Ingleby Neighbourhood Development Plan ("NDP")<sup>1</sup> was created. Extensive community consultation, along with consultation with statutory bodies, took place<sup>2</sup> with 1778 residents (52% of the population). As a result of this consultation, a list of community projects (see page 55 of the Consultation Summary) were included within the document and the parish council has been working with the community to progress these projects in a phased manner.

Currently, the existing sports teams in the community train at other facilities in the winter months due to lack of provision in the local area. The closest facility is six miles away and these facilities are frequently either fully booked or have very limited slots available.

In September 2020, a local resident contacted the council to request the project was moved forward. As a result, Full Council resolved to initiate a working group to drive the project forward to deliver a MUGA (20-09 meeting, minute ref 146/20). The Project Brief was agreed by the MUGA Working Group (Meeting Ref 20/013 - October 2020) and noted by the Parish Council (Full Council Meeting Ref 220/20c - December 2020).

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## What is a MUGA?

A MUGA is a fenced, and often floodlit, multi-use games area. This is a facility in which a number of different sports can be played due to the adaptable nature of the ground surface and the use of different line markings to denote the playing areas for various sports, such as football, tennis, basketball, netball and hockey.

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<sup>1</sup> Saxilby with Ingleby Neighbourhood Development Plan available at <http://www.saxilbyplan.co.uk/documents-2>

<sup>2</sup> Consultation Statement and Summary of Consultation available at <http://www.saxilbyplan.co.uk/documents>

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## Council Vision and Objectives

It is the Vision of the Council that Saxilby with Ingleby Parish will develop and thrive as an active, sustainable community, whilst retaining its rural character. It will continue to be an area that is attractive for people to live, work, and visit.

The Council's main objectives are to:

1. Maintain and improve community facilities and amenities
2. Protect and enhance our green spaces and street scene
3. Preserve and enhance heritage assets, environmental assets and wildlife
4. Retain and encourage employment and tourism opportunities
5. Improve the well-being of residents
6. Respond to planning consultations in-line with the NDP, to meet the needs of the community and addressing any transport impacts
7. To foster public participation and engagement

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## Project Aim

**The aim of the MUGA development project is to construct a safe, accessible, floodlit MUGA to provide a year-round facility for sports, to increase local provision and meet the needs of local teams.**

This supports the council's vision of being an active community and encourages the well-being, fitness, and opportunities available to its residents.

It also supports the Council objectives 1, 4, 5 and 7.

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## Advice and Guidance

The working group have and will seek advice and guidance from of third-party organisations to facilitate the development of the MUGA. For example, advice from Sport England and the Football Foundation. Sport England's online resources have helped the project group to understand the requirements and considerations that must be established for the scheme.

The Council, upon the MUGA Working Group recommendation, has appointed architects LK2, who are facilitating the progression of the project, providing the required expertise and technical support. LK2 are currently the only architects in the UK to have secured the FA/Football Foundation/Sport England Framework as well as the Sport England Technical and Design Frameworks.

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## Likely Timeline

The working group are keen to establish strong momentum with this project but appreciate that a significant number of milestones need to be achieved in order to make the scheme a reality. The working group wish to balance a level of ambition with the reality of the current climate and the securing of sufficient funding (which is covered later in this document). Nevertheless, the team hope that the project can be completed within the next 18 months.

### **Update:**

The working group was set-up in September 2020 and planning permission was applied for in September 2021, following community consultation. Based on current discussions with funders the current timeline for completion of the project is more likely to be summer 2022, so 21-24 months, as opposed to 18 months.

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# Community Consultation

## Initial Public Consultation

Initial community consultation took place between mid-November 2020 and 8 January 2021.

The consultation was accessible online and widely promoted on social media including the Council website, Facebook, Twitter and Instagram pages (with a total reach of over 16,000). It was circulated in the parish newsletter which has a circulation of over 1,000 households and paper surveys were hand delivered to all local households in the vicinity of the proposed development site. A total of 249 consultation responses were made, which included local residents, local organisations – including schools, sports teams, and non-residents. Respondents were a cross-section of ages from 11 and under, to 65 and above and from both sexes.

What need/gaps in provision have you encountered locally were:

- A lack of all-year, floodlight local facilities, including for teams' training
- The lack of suitable facilities for football, hockey and cricket
- Lack of provision for children, young people and teenagers

Therefore, based on the results and the demand expressed from local organisations and sports players, it is proposed the key sports are **football, netball, and hockey**, with further consideration being given to **tennis** (with courts being on-site) and cricket nets for training.

However, cricket nets may be more suited to being located elsewhere on the Memorial Field.

## Second Public Consultation

The second public consultation took place from 7 April 2021 to 9 May 2021 on the draft plans.

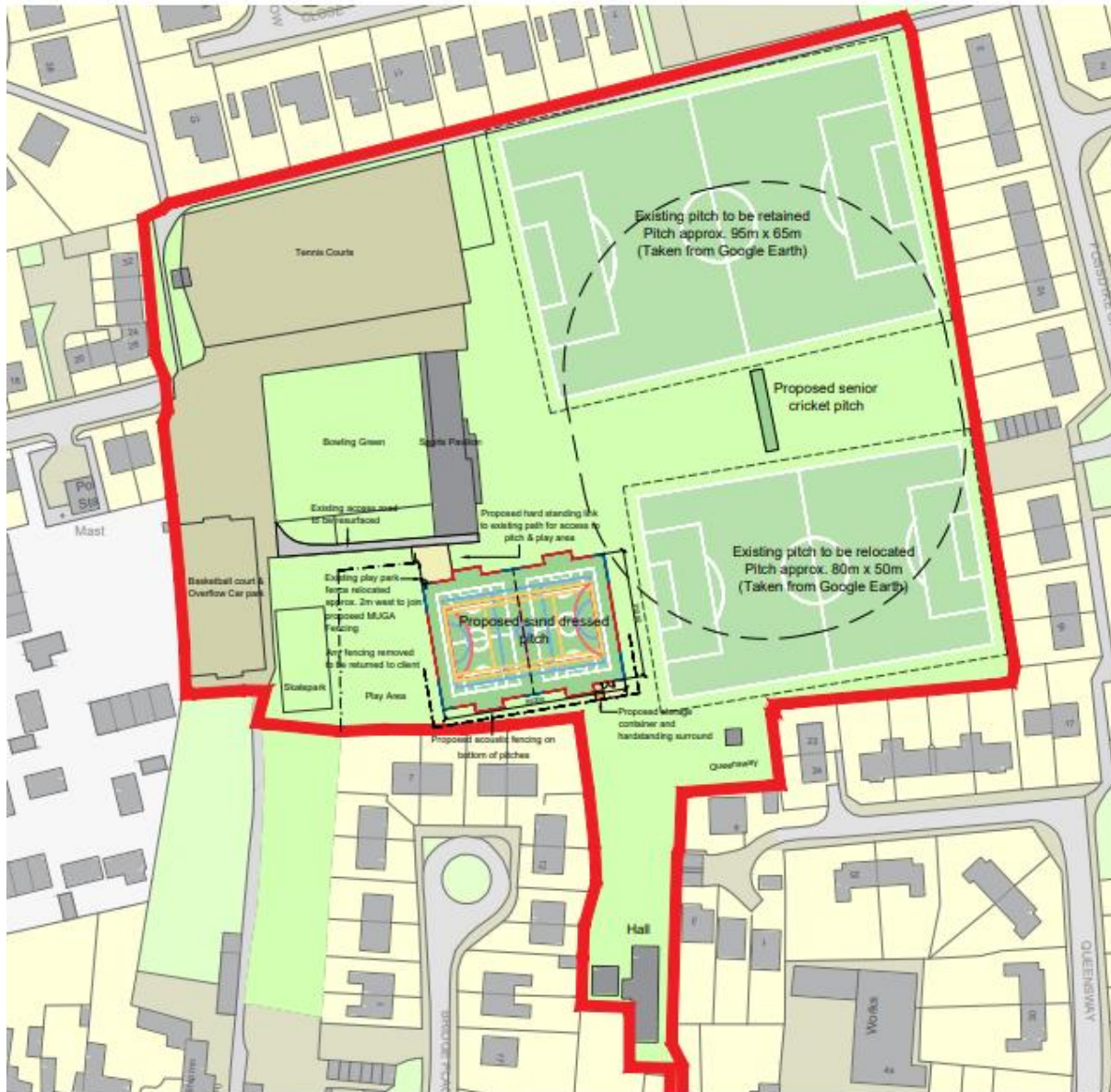
The consultation reports are available online at:

<https://saxilby-ingleby.parish.lincolnshire.gov.uk/downloads/download/28/council-consultations?downloadID=28>

## Proposed Location

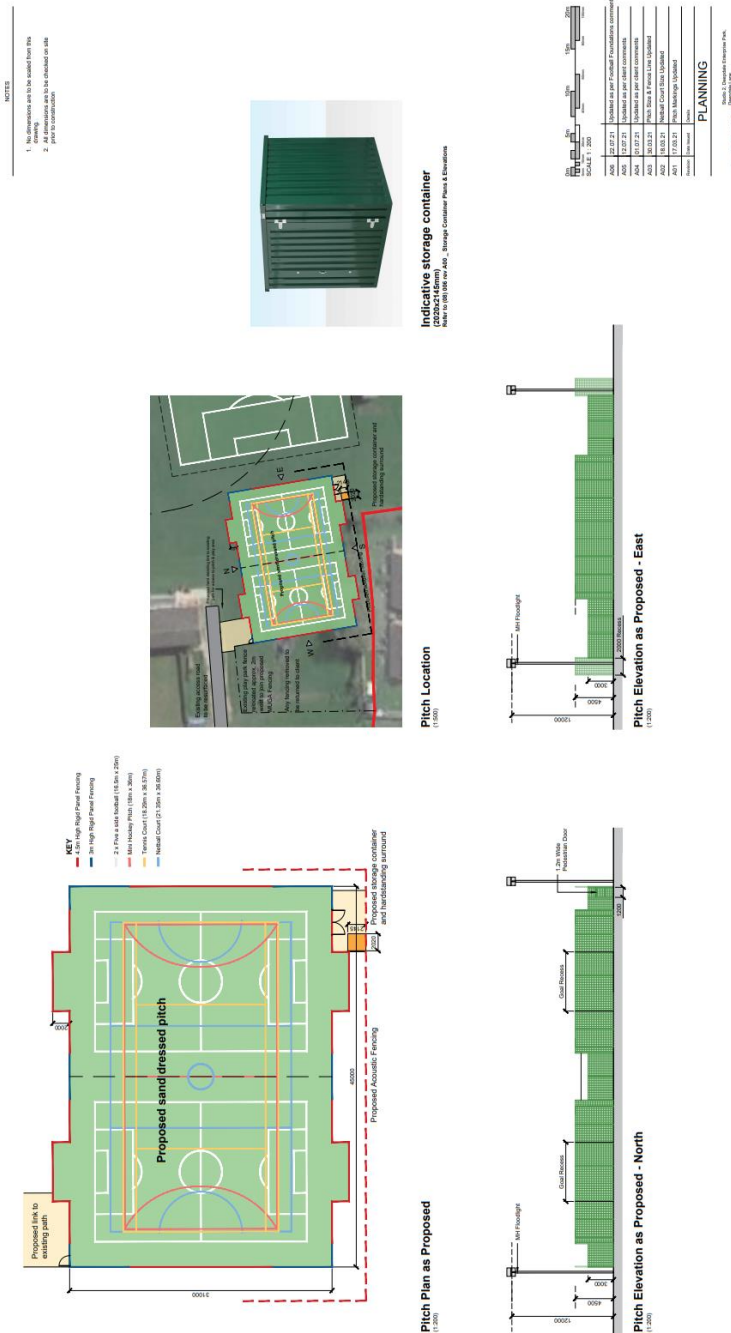
The recreation ground has been identified as the most suitable location within the village for the MUGA, not least due to the surrounding facilities include ample car-parking, the Community Centre, changing rooms, bar, grass pitches and the existing tennis facilities.

Please see the below for the proposed location on the Memorial Field; a location that does not disrupt any of the existing (and proposed) pitches and play areas:



# Specification

Plans have been drawn up by the Architects LK2<sup>3</sup>. These are based on the consultation results, space available and Sport England and governing body guidance. Plans were submitted to West Lindsey District Council on 14 September 2021 are available online at <https://saxilby-ingleby.parish.lincolnshire.gov.uk/homepage/13/muga-working-group>



<sup>3</sup> LK2 are currently the only architects in the UK to have secured the FA/Football Foundation/Sport England Framework as well as the Sport England Technical and Design Frameworks

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## Other Local Facilities

Location	Facility Type	Management	Hire Charges	Distance from LN1 2LP
<b>Active Nation, Birchwood</b>	4G Football	Charity-run on behalf of City Council	TBC	5.9 miles
<b>Riseholme College</b>	4G Football	College	TBC	6.1 miles
<b>Castle Academy</b>	Large MUGA	School	TBC	6.8 miles
<b>Nettleham</b>	TBC	Sports Club	TBC	9.0 miles
<b>Welton Manor Park</b>	3G Football	Parish Council	TBC	10.0 miles
<b>Collingham</b>	4G Football	Sports Club	TBC	12.9 miles

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## Priority Sports

As mentioned, MUGA's commonly use a playing surface that is capable of allowing multiple sports to be played on it. The popularity of football within the village means that this is a sport which ought to be catered for. Likewise, a tennis surface is also desirable. The public consultation determined the priority sports to be catered for will be football, tennis, hockey, and netball.

A sand-dressed surface has therefore been recommended by LK2 Architects to best meet the needs of these sports.

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## Likely Users

At present, the village has a number of football teams; three at junior level and two adult teams, with the potential to further develop the number of teams. In surrounding villages teams for all age ranges and both male and females exist. Other sporting teams have nowhere to play locally, so the provision of the facility will support the development of other sports and teams locally. This further supports the Council's objectives for the village. Demand has also been indicated through the public consultation for tennis, hockey and netball.



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## Costings & Funding

An indicative cost for delivery the construction of a 45 x 31m MUGA on the Memorial Field, with fencing, floodlights, drainage and required access improvements, is expected to be in the region of £160,000-£200,000.

### Funding Sources

Funding Amount	Source	Status
£30,000	WLDC	<b>Secured</b> and ring-fenced for the MUGA.
£50,000	Lovell Homes s.106 agreement	<b>Secured</b> and ring-fenced for the MUGA. On completion of the 30th open market housing unit, currently anticipated early 2021 <i>Available for the MUGA or other community projects.</i>
£918	Lincolnshire Co-op Community Champions	<b>Secured</b> , but final amount dependent on what is raised. Due around July 2021. Expected to be around £1,000.
£8,200	Memorial Field Trustees	<b>Pledged</b> , to be released following other funding being secured

Funding of £89,000 is currently available as of September 2021, providing a strong foundation to work towards securing additional funding. There is no intention to draw on the parish council's general funds in support of this scheme. The council's contribution shall be made up of the time spent in project planning, execution, and ongoing management.

### Possible Additional Funding Sources

- **Football Foundation – potential key funder**
- Tesco Community Grants – around £1,000 if successful
- Lincolnshire Playing Field Association – around £500 if successful
- National Lottery Awards for All
- Local business commercial sponsorship

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## Revenue Generation

The use of the MUGA by local teams and groups (as well as general hire) is expected to be chargeable at a commercially competitive rate. This will need to be determined in-line with market rates, as part of the Business Plan and will follow consultation with local teams and organisations who will use the facility.

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## Maintenance and Upkeep

It is intended that the MUGA effectively covers its own costs. Therefore, post-construction, the maintenance and upkeep of the facility will need to be funded entirely from the revenue that it generates. A Business Plan is to be developed which will forecast the likely maintenance costs including the lighting costs, general cleaning, and maintenance, as well as the need to set aside and funds for future capital expenditure such as resurfacing.

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## Ongoing Management

The Parish Council will manage the administration, bookings, key-holding, accounting, and maintenance of the MUGA.

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## Future Steps/Next Actions

The Project Plan sets out the actions required to deliver the project and is available as a separate document. This includes:

- Ground investigation ✓
- Pre-Planning Public Consultation ✓
- Planning Application and supporting reports/assessments ✓
- Securing Funding – in progress
- Works Tender