

# Culture and Communities Committee

**10.00, Tuesday, 11 September 2018**

## **Hunter's Hall Park – Update Report**

**Item number** 8.2

**Report number**

**Executive/routine**

**Wards**

**Council Commitments**

### **Executive Summary**

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The construction of new cycling and pitch facilities is a strategic priority for the Council and plans have been developed along with the submission of a planning application.

Progress over the last year has stalled primarily due to the decision to pause and consider possible synergies with the new secondary school planned for Craigmillar.

The project currently has a funding gap of possibly as much as £441k. Discussions are ongoing with all relevant parties to try and address this funding shortfall.

## Hunter's Hall Park – update report

### 1. Recommendations

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- 1.1 The Culture and Communities Committee is asked to:
  - 1.1.1 note the content of the report.

### 2. Background

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- 2.1 The former Culture & Sport Committee, at its meeting on 14 December 2014, approved the facility mix to be taken forward as part of the development of a cycling hub at Hunter's Hall Park. This included an outdoor velodrome, a national standard BMX track, a BMX pump track and cycle speedway track. Two 3G synthetic pitches and an upgrade to the Jack Kane Centre were also approved.
- 2.2 A planning application was submitted in June 2016 and the responsibility of the delivery of the project has been passed from the former Culture & Sport division of Corporate Services to the Communities & Families Department following a change in department remits as part of the implementation of the Council's Transformation Programme.
- 2.3 Following the decision to construct a new secondary school for Craigmillar, the Council took the decision to pause and review the Hunter's Hall project to determine if any synergies existed.
- 2.4 It was also agreed with Edinburgh Leisure that refurbishment of the Jack Kane Centre would not proceed until the redevelopment of Meadowbank Sports Centre was completed.

### 3. Main report

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- 3.1 Following the progression of the Meadowbank Sports Centre project and closure of the facility in November 2017, it was decided that the development of plans to refurbish the Jack Kane Centre could not continue for the time being to honour the commitment that both facilities would not be closed at the same time.
- 3.2 The decision to proceed with the development of a new secondary school in Craigmillar, within proximity of Hunter's Hall Park, also meant that the Council had a duty to pause the project and review within this changed context.
- 3.3 The review analysed the possibility of incorporating pitch and cycling facilities within the school campus. Architects working on the development of the new secondary

school produced options to incorporate additional synthetic pitches as well as the possibility of incorporating a velodrome.

- 3.4 The conclusion from the review was that there was insufficient space and no economies of scale to be gained from incorporating facilities planned for Hunter's Hall Park within the new school campus.
- 3.5 Given this conclusion, the Hunter's Hall Project has been restarted and a new governance structure established. The project budget position dictates that not all elements of the cycling hub can be developed at once so, in consultation with key stakeholders, it was agreed that the velodrome, BMX pump track and 3G pitches would be prioritised.
- 3.6 The Project Managers (Faithful & Gould) have carried out a high-level cost analysis to progress the prioritised facilities and the budget currently has a funding shortfall of around £400k. **sportscotland's** Sports Facilities Fund scheme currently makes awards of up to £100k and an application was submitted prior to the 1<sup>st</sup> September 2018 deadline. It is likely that the Council will hear the outcome of the application towards the end of the year.

The table below details the current income and projected expenditure:

<b>Summary of costs</b>	<b>Cost (£M)</b>
Construction	£1.913
Contingency	£0.143
Fees and surveys	£0.235
<b>Sub-total</b>	<b>£2.291</b>
Capital Programme	£1.065
Section 75 contributions	£0.8
<b>Total income</b>	<b>£1.85</b>
<b>Funding gap</b>	<b>£0.441</b>

- 3.7 Discussions have taken place with Edinburgh Leisure about their financial contribution towards the capital cost of the cycling facilities. Edinburgh Leisure have reviewed the revenue budget for the new pitch and cycling facilities and based on a fully managed operating model for the velodrome, forecast a significant increase in subsidy for the cycling facilities. Given this along with the age and condition of the Jack Kane Sports Centre and uncertainty over the future level of investment required in the building along with the delivery of the Hunters Hall Park project in

phases; Edinburgh Leisure are reluctant at this moment in time to make a financial commitment towards the cycling element of the Hunters Hall Park project.

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- 3.8 Plans for the new facilities will be progressed up to tender stage and opportunities to reduce the funding gap will be investigated. The intention is to commence the construction of the 3G pitches as soon as the tender process is complete and the contract is awarded.
- 3.9 All outstanding surveys for the planning application have been submitted and officers from Communities & Families Department are liaising with colleagues in Planning to complete this phase of the project.
- 3.10 Once the detail of the velodrome and 3G pitch design has been drafted, further consultation and engagement with stakeholders will take place prior to tender. A Hunter's Hall Park stakeholders group has also been established to ensure the local community is kept informed of progress and developments.
- 3.11 A report will also be presented to Finance & Resources Committee prior to the award of construction contracts.

#### **4. Measures of success**

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- 4.1 Completion of velodrome, BMX pump track and 3G pitches within budget.

#### **5. Financial impact**

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- 5.1 The project currently has a funding gap of possibly as much as £441k. An application to **sportscotland's** Sports Facilities Fund has been made. Discussions are ongoing with all relevant parties to try and address the funding gap.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 There is a degree of risk with the construction of the new sports facilities at Hunter's Hall Park. Intrusive surveys have been commissioned to improve our understanding of the ground conditions and reduce the design risk.
- 6.2 The development of cycling facilities at Hunter's Hall Park is a strategic priority for the Council. The role these facilities will play in developing cycling in Edinburgh and Scotland is also recognised in Scottish Cycling's Facilities Strategy.
- 6.3 There are no compliance or governance impacts arising from this report.

#### **7. Equalities impact**

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- 7.1 The new facilities at Hunter's Hall Park will be available to people of all ages with programmes developed by the Council and its partners to introduce beginners to track cycling.

## **8. Sustainability impact**

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- 8.1 Carbon, climate change adaptation and sustainable development impact assessments have enabled consideration of the public body duties under the Climate Change (Scotland) Act 2009. The findings of these assessments will also help to achieve a sustainable Edinburgh regarding progressing climate change, social justice and community well-being objectives.

## **9. Consultation and engagement**

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- 9.1 A significant consultation exercise took place in 2016 to develop the scope of the project.
- 9.2 Consultation and engagement with stakeholders has taken place as the project has developed and this practice will continue through to completion.

## **10. Background reading/external references**

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- 10.1 Minute of Council meeting of 7 February 2013
- 10.2 Report to Culture and Sport Committee on 28 May 2013
- 10.3 Report to Culture and Sport Committee on 11 March 2014
- 10.4 Report to Culture and Sport Committee on 27 May 2014
- 10.5 Business Bulletin of Culture and Sport Committee of 21 October 2014
- 10.6 Report to Culture and Sport Committee on 16 December 2014
- 10.7 Report to Culture and Sport Committee on 31 May 2016

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## **11. Appendices**

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- 11.1 None.