

## **Modbury Association of Recreation & Sport**

### **Reconfigure and upgrade outdoor facilities at QEII Recreation Ground, Chatwell Lane, Modbury**

#### Summary of the project

As the acquisition of a second piece of land adjacent to the QEII Recreation Ground is no longer possible, we propose to use Section-106 money earmarked specifically for projects at this location to upgrade the existing outdoor sports facilities. This will include:

1. Moving the full size pitch.
2. Relocating and increasing the size of the existing Multi Use Games Area (MUGA).
3. Creating a second, FA recognised, seven-a-side natural grass football pitch.
4. Installing primary and secondary drainage to both pitches.
5. Refurbishing the cricket nets.
6. Enhancing the floodlighting.

#### Evidence of need

The recreation ground provides a vital resource for the local community and surrounding areas for both sport and recreation and is in regular use.

- Our football facilities are in high demand and we are currently home to Modbury Rovers Junior Football Club U12s, U14s and U18s as well as Ugborough FC U16s, Modbury Veterans and a Saturday morning training session for our next generation of budding footballers. In addition our pitches are used throughout the week by the wider community and until recently we also hosted Beesands Rovers seniors' home games.
- Unfortunately the site is made up from imported soil and drainage of the natural grass pitches can prove unreliable due to the high clay content. Sadly this can have a direct impact on our ability to meet demand throughout the football season especially if we experience prolonged periods of wet weather. Improving the carrying capacity of the site and of the natural grass areas is a priority and can only be achieved by installing both primary and secondary drainage.
- The MUGA is presently located in a far corner of the Recreation Ground and can only be accessed by walking across the field, between the main pitch and mini soccer pitch. Again, this is a very popular facility and currently used for netball, football training during the week, outdoor fitness sessions, general ball games and even as a safe space to learn to ride a bike!
- By relocating the existing MUGA i.e. bringing it forward to sit alongside the Pavilion it will become far more accessible. We also anticipate being able to increase its size which will extend the range of activities we can accommodate.
- Bringing the MUGA forward will provide an opportunity to install a second seven-a-side natural grass football pitch in the available space. The current mini soccer pitch is too small, does not meet FA guidelines and is constantly waterlogged which means all football is

centred on the full size pitch. As you can imagine this is far from ideal and does little to support demand or health and wellbeing.

- At the same time, it makes sense to develop and enhance the floodlighting so that the pitches can be used for longer e.g. evening training sessions, the MUGA can also be used later in the day, and the landing site for Devon Air Ambulance is unaffected.
- Finally the existing cricket nets are in poor condition and unsafe for use, hence they need complete refurbishment to encourage growth in this sport and it would make sense to include provision in the overall scheme.

#### Cost of the entire project - £258,750

We have already commissioned a feasibility study by Grounds Management Association (as recommended by the Football Foundation – a potential funding partner who previously helped finance the Pavilion) who have kindly provided some rough order budget costs which are set out below. Until a more detailed design can be prepared, exact costings are not known but these figures are based on experience from other projects.

Item	Cost / £
Contract Preliminaries (including site set-up)	5000
First Team Pitch – Drainage and Levelling	20 000
Cricket Nets – two lane system with new nets to ECB standards	20 000
MUGA – Type 2 or very similar (open textured macadam, unpainted, using existing fence panels)	100 000
200 Lux LED Floodlighting Scheme – assumes existing infrastructure is acceptable)	30 000
7-a-side Pitch – natural grass	30 000
Fencing – Black weldmesh to 3 m around 7-a-side pitch (£100 per linear metre)	15 000
Landscaping	5000
Professional Fees	10%
Contingency – recommend 5%	5%

All figures exclude VAT which we would expect to be able to reclaim through Modbury Parish Council.

## Financing

The project will be financed as follows:

Money in the bank and available for the project:	£12,500
Football Foundation:	£20,000
Cricket club contribution:	£3,000
Section 106 money from Palm Cross development:	£163,000
Additional funding still to be sourced:	£60,250
<b>Total funds for project:</b>	<b>£258,750</b>

As you can see from the breakdown above, the project is 77% financed already but MARS is committed to sourcing the remaining 23% additional funds required assuming the Parish Council is supportive of this project.

We also expect to find cost savings by using volunteer labour and local contractors who are community minded and, if required, once the scheme has been fully developed we can adopt a phased approach allowing us time to secure funding at each stage.

## Next steps

We hope you will agree this is an important and exciting project for the community especially in the current climate and we would like Parish Council permission to move forward.

The next step is to appoint a professional firm to work with us in order to:

- fully develop this scheme
- prepare the documentation required to apply for planning permission
- prepare tender documents
- evaluate tenders
- appoint contractors
- oversee the works

