

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	14 March 2016
Executive Member / Reporting Officer:	Councillor Gerald P Cooney, Executive Member – Healthy and Working Angela Hardman – Director of Public Health
Subject:	HYDE UNITED FOOTBALL CLUB – CAPITAL DEVELOPMENT PROPOSAL
Report Summary:	Hyde United Football Club is seeking financial and technical support from the Council to convert its existing natural turf (grass) pitch at Ewen Field Stadium to a Fédération Internationale de Football Association (FIFA) 2 Star synthetic turf pitch for the start of the 2016/17 football season. This report details the Clubs proposals which include the requirement for a financial contribution from the Council's Capital programme of £0.415m in 2016/17.
Recommendations:	<p>It is recommended that the report be considered. If the decision is taken to support the scheme as set out in the report and subject to planning approval, that a recommendation is made to Cabinet that:</p> <ol style="list-style-type: none"> 1) the Council enters into a community use agreement with Hyde United Football Club in a form to be approved by the Borough Solicitor, which will include a performance regime with deductions for non-availability or non-delivery under the agreement. 2) a capital budget of £0.415m be established in 2016-17 Capital Programme. 3) the former Leigh Primary School site be disposed of subject to the necessary planning consents and the receipt be used to fund the proposed scheme.
Links to Community Strategy:	<p>The Community Strategy 2012-22 (and the Corporate Plan 2013-18) outlines the priorities for improving the borough of Tameside.</p> <p>This proposal directly links to the Tameside Sustainable Community Strategy objective of 'Healthy Tameside'.</p>
Policy Implications:	This proposal supports the Tameside Health and Wellbeing Strategy and, specifically the strategic priority pertaining to reducing Physical Inactivity and improved Physical Activity levels across the Borough.
Financial Implications: (Authorised by the Section 151 Officer)	<p>The Council's 2015/16 Capital Programme has provision for a scheme at Hyde United FC costing £0.405m to be funded by unsupported borrowing.</p> <p>£0.125m has been spent by the Council on the surrender of a long term lease with Hyde United FC. The balance remaining in the 2015/16 Capital Programme for this scheme is therefore £0.280m.</p> <p>SPCMP, at its meeting on 30 September 2015, supported a</p>

new bid for support for facilities at Hyde United FC, which is the subject of this report. The cost of the new scheme is estimated to be £0.415m.

The development at Hyde United FC creates a disposal opportunity at the former Leigh Primary School site. The potential capital receipt is subject to planning consent but, if realised, no unsupported borrowing would be required for this scheme, if approved.

The table below provides a summary of the cost implications :

	£ m
Estimated cost of proposed scheme	0.415
Current expenditure	0.125
Sum to be funded	0.540
Estimated potential capital receipt from the disposal of the former Leigh Primary School site (subject to planning consent)	0.800
Estimated net gain to the Council	0.260

The table above details that if an estimated capital receipt of £0.800m is realised no unsupported borrowing would be required to support the related expenditure associated with this scheme if approved. In addition an estimated residual sum of £0.260m would be available to support the financing of the Council's capital programme.

If the capital receipt is not realised unsupported borrowing of £0.415m would be required to fund the scheme, if approved. It should be noted that this would be additional annual revenue expenditure for the Public Health Directorate of the Council from 2016/2017 onwards. The Directorate is required to ensure appropriate revenue budget is provided to finance this liability.

There is financial risk for the Council associated with this scheme as there are doubts over Hyde United FC's ability to generate £0.025m per year over a 10 year period (total £0.250m) to fund a replacement pitch at that time. Failure on the part of Hyde United FC provide for this sum would result in the Council needing to fund any outstanding balance. Again there is no provision for this potential additional expenditure within the Council's Medium Term Financial Strategy or the Public Health Directorate revenue budget.

It is essential that the accounts of Hyde United FC are reviewed on an annual basis to ensure £0.025m provision has been made over a 10 year period to finance the future pitch replacement liability. The Council should be advised if the annual sum has not been provided to enable alternative action to be considered to avoid a future Council liability.

If this scheme is not approved, abortive costs of £0.009m, as detailed in section 2 of this report, will be incurred by the Council. This will again be an additional liability for the Public Health Directorate of the Council.

Legal Implications:
(Authorised by the Borough Solicitor)

It will be important to have very clear objectives and requirements that need to be delivered under the Community Agreement so it is delivered and there can be clarity as to the failure to achieve the required outcomes.

It is important that the Council is able to use public health money to improve health inequalities and is able to evidence this.

Risk Management:

This report sets out the key risks of the proposals in order to support decision-making.

Access to Information:

The background papers can be obtained from the author of the report, Angela Hardman



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1. INTRODUCTION

- 1.1 On 22 June 2011 the Council approved a £1.0m capital investment scheme for Hyde.
- 1.2 Phase 1 of this scheme incorporated plans to:
- Re-drain and resurface the natural turf pitch at Hyde United FC / Walker Lane.
 - Reclaim and clear redundant land between the Leisure Pool and Hyde United FC.
 - Extend the existing Active Hyde Leisure Pool car park to provide 198 spaces.
 - Install a Multi-Use Games Area at Millennium Green.
- 1.3 The above works were successfully completed in December 2011 at a cost of £0.595m leaving a residual balance of £0.405m in the 2015/16 capital programme.
- 1.4 The Council decision also made provision for a phase 2 element which included the development of facilities at Hyde United Football Club including a synthetic 3G pitch and a community building. The original planned completion date for Phase 2 was July 2012.
- 1.5 In order to successfully deliver phase 2 it was envisaged that the Club would seek a match funding capital contribution from the Premier League's Community Fund. It was agreed that once the outcome of the Community Fund bid was known a further report would be presented to the Council to approve the start of phase 2.
- 1.6 Due to the considerable time lapse that ensued, the matter was considered at the Joint Meeting of the Council's Executive Cabinet and Overview (Audit) Panel on 12 February 2014. At the meeting it was resolved that:

Hyde United FC be given a deadline of 31 March 2014 to confirm that the necessary funding from the Football Foundation is in place for the scheme. If a definitive guarantee was not provided by 31 March 2014, then the Council's capital support for the scheme would be withdrawn.

- 1.7 Funding was not secured by the deadline established above and on 14 July 2015, the Council received notification from the Club that its bid to the Football Foundation had been unsuccessful.
- 1.8 The Club, having considered its options, then sought financial and technical support from the Council to utilise the remaining capital funding to convert the current stadium pitch at Ewen Fields to a synthetic turf pitch in time for the start of the 2016/17 football season at a cost of £0.405m. The matter was set out a report to Strategic Planning and Capital Monitoring Panel on the 30 November 2015. At the meeting it was resolved:
- (i) *That the Council offer a premium to Hyde United Football Club Limited for the early surrender of the existing 125 year lease in respect of the land and buildings, currently known as Ewen Fields, Grange Road, Hyde, Cheshire. SK14 2SB of £125K and the Borough Solicitor be authorised to grant a 25 year lease at a rental of £6.25K subject to annual RPI, in respect of the same land and buildings, and to reflect the markets terms subject to a rolling annual mutual break, (contracted out of the landlord & Tenant Act 1954), and subject to a condition of the deal, that Hyde United Football Club repays an outstanding loan made to the Club from the premium; and*
- (ii) *With regard to the request from Hyde United Football Club, seeking financial and technical support from the Council to utilise the capital funding to convert the current stadium pitch to a synthetic surface in time for the start of the 2016/17 football season at a cost of £0.405 million, that, further to the resolution (i) above, a new bid for support for facilities be submitted to be considered at a later date.*

- 1.9 The Club, having evaluated its position based on the outcome of the Strategic Planning and Capital Monitoring meeting, has decided to take up the Council's offer of considering a new capital bid for the development. The Club has asked that the matter to be considered by the Council as soon as possible to meet their challenging timescale for the project. If approved the scheme needs to be fully completed by the start of the 2016/17 football season.
- 1.10 This report sets out the aspirations of the Club, the proposed scheme and its longer term viability, how the scheme could be delivered and the likely benefits and risks associated with the development.
- 1.11 There is a statutory duty to address health inequalities. The Council needs to ensure that where it invests in the provision for sport and health and wellbeing across the borough it is both sustainable and that it will have a significant impact on addressing health inequalities.
- 1.12 The Club has no match funding and the entire financial liability for the scheme would rest with the Council. Members should note that any approved proposal will need to be financed by borrowing which will require an annual revenue repayment. There is no provision within the Council's Medium Term Financial Strategy for this additional expenditure.
- 1.13 The development at Hyde United FC creates a significant disposal opportunity at the former Leigh Primary School site. A sizable capital receipt is envisaged subject to planning consents.
- 1.14 The risks associated with the scheme are significant and need to be considered against the likely benefits of the scheme.

2. HYDE UNITED FOOTBALL CLUB - PROPOSAL

- 2.1 This section of the report has been reproduced from information supplied by Hyde United FC in support of the proposal. Hyde United Football Club currently plays at step 3 in the football pyramid. The Club is seeking to convert its existing stadia natural turf (grass) pitch to a Fédération Internationale de Football Association (FIFA) 2 Star synthetic turf pitch for the start of the 2016/17 football season. Ewen Fields (the ground) has capacity for 4,000 spectators; it is floodlit and is served by a large car park. The ground has changing rooms for players and officials.
- 2.2 The existing stadia natural turf pitch is not generally available for community use. The pitch is primarily used by the first team for match play but is made available for junior league finals at the end of each football season. The pitch is used on average for circa 2/3 hours per week. The limited availability of the pitch constrains the development of local football and the Club in general. A synthetic turf pitch with floodlights would be available for an extensive community use programme of at least 90 hours per week.
- 2.3 The Clubs aspirations for the proposal are as follows:
 - Provide a home ground for Hyde United FC that will also be a genuine community facility.
 - Provide Hyde United FC with a sustainable business model which is grounded in the heart of the community.
 - The development of the site will meet a need to create a hub for football development in Hyde, including key targets of retaining and creating pathways for players (especially at 16+), developing skills and workforce, encouraging new participation (women/girls and disability football), and development of small sided and 9v9 football.
 - The development is also needed to provide a home for junior football in Hyde.
 - It will form a core site for the delivery of Hyde United FC's Community Programme generating significant additional benefits in football, sport and wider community

development (delivering outcomes in health, education, well-being, participation and volunteering).

- Furthermore, the Hyde area suffers from significant deprivation. The creation of a football ground with community sports facilities as well as community education facilities will be a catalyst for ongoing regeneration of the area and be a focus for community development.
- Hyde United's constitution as a fan owned Community Club means that core company objectives of the Club are to generate community benefit and this site will enable it to realise its ambitions.

2.4 The project will provide new and improved facilities to encourage the development of football. It will help young footballers realise their full potential by providing improved coaching, sustained participation particularly at 16+, volunteering opportunities and coach training, as well as supporting the development of opportunities for adults to participate. Hyde United Academy will work closely with the junior football Clubs and community groups to ensure the facility is the heart of the local community and offers football opportunities to all ages and abilities in their locality. The facility will be a community hub for local residents, community groups and football Clubs to engage in football. The new pitch will ensure all community groups have access to high quality training and playing facilities, reducing barriers to participation.

2.5 This project will allow Hyde United FC to create new teams at under 18s, under 16s, women's and disability as well as new adult small sided leagues to retain participation and develop new pathways from junior to adult football. This will support key objectives to retain players at 16+, create exit routes from junior football and increase adult participation, fundamental to this is the dovetailing of junior structure and development.

2.6 Hyde United FC will work closely with the County FA to maintain Football Association Adult Charter Standard status, improve Club welfare and continue to support the "RESPECT" and "Kick It Out" campaigns, the Club will also work with junior Clubs, including assisting them in achieving FA accreditation and addressing issues of poor behaviour.

2.7 Hyde United FC has an existing Academy, which is based at a facility in Knutsford, Cheshire. This would relocate to the new facility. Hyde United FC has an extensive community and education programme, which secured over £200,000 DFE & EFA funding in the last year and engaged over 100 individuals. This included a new Foundation degree programme which started in September 2015 and has 11 students.

2.8 The Club is also looking to install a portable classroom at the ground to support the Clubs educational offer. The facility will be rented by the Club and its installation will be subject to landlords consent and planning permission. This element of the scheme will not be managed by the Council.

3. STRATEGIC CONTEXT

3.1 The Council needs to ensure that where it invests in the provision for sport and health and wellbeing across the borough it is both sustainable and that it will have a significant impact on addressing health inequalities. There is a statutory duty to address health inequalities and powers to provide sports facilities. To do this it will be necessary to look at the complex existing infrastructure that needs to be balanced financially in light of significant budget cuts.

3.2 Investment in Sports and Physical Activity is an 'invest to save' opportunity which directly impacts upon the health and wellbeing of the local population and reduces the demand for more costly health and social care services.

- 3.3 Physical inactivity is the fourth leading cause of many of the most significant health problems in the UK today.
- 3.4 The National Institute for Health and Clinical Excellence (NICE) have assessed brief interventions for physical activity as costing between £20 and £440 per Quality Adjusted Life Year which is significantly below the £30,000 per intervention threshold applied by NICE to determine cost effectiveness and led to physical inactivity being assessed by the Department of Health as providing “exceptional value for money”.
- 3.5 A wide body of research from within the UK and internationally unequivocally identifies that investment in encouraging and enabling participation in physical activity is a cost effective method of increasing population health and reducing avoidable demand and expenditure.
- 3.6 Sport England also provide a wide range of evidence of the positive economic, social, cultural and health impact of Sports and Physical Activity:
<https://www.sportengland.org/research/benefits-of-sport/>
- 3.7 The estimated cost of physical inactivity in Tameside is at least £21.5million per year in terms of avoidable health, social care and economic productivity costs. A 1% reduction in physical inactivity would generate savings of approximately £0.65 million per year and if Tameside were to shift from its current level (32.81%) to the national average (28.95%), this would result in annual savings of approximately £2.6 million per year, or £52 million over a 20 year period.
- 3.8 Only 50.7% of adults in Tameside undertake 150 minutes of physical activity per week, compared to a national average of 57%. It is estimated that in Tameside:
- Physical inactivity is directly responsible for 1 in 6 premature deaths each year – a total of 172 people in Tameside in 2014.
 - If every adult in Tameside participated in 150 minutes of physical activity per week, we could annually prevent:
 - 1,344 new diabetes cases;
 - 60 new cases of breast cancer;
 - 21 new colorectal cancer cases;
 - 73 new case of Coronary Heart disease.
- 3.9 Physical Inactivity is directly correlated to deprivation levels, meaning that it is a significant factor in creating and maintaining health inequalities. Increasing participation amongst the most deprived is a vehicle for closing the health inequalities gap. The impact of increasing physical activity in Tameside would be significant in terms of the health of the population, the demand and cost associated with ill health, and the contribution to economic growth within the Borough.
- 3.10 The Council and its partners are continually looking at new and innovative ways to stimulate participation in physical activity particularly amongst hard to reach groups who do not traditionally attend fitness gyms, swimming pools and sports centres in a typical local authority setting.
- 3.11 The development of the Synthetic turf pitch and Ewen Fields is supported by the Council’s Draft Playing Pitch Strategy, which has been approved by Sport England, Manchester County and Cheshire County FA. Hyde United FC falls under the auspices of Cheshire County FA. The development of the synthetic turf pitch is clearly set out in the current Draft Playing Pitch Strategy Action Plan.
- 3.12 The Football Association (the FA) considers high quality astroturf pitches to be an essential tool in promoting coach and player development. They support intensive use and as such are great assets for both playing and training. Primarily such facilities have been installed

for community use and training they are, however, increasingly being used for competition – a standpoint that the FA wholly supports.

- 3.13 The FA's long term ambition is to provide every affiliated team in England the opportunity to train once per week on a floodlit astroturf surface, alongside giving priority access to Charter Standard community Clubs via a partnership agreement.
- 3.14 The development at Ewen Fields clearly supports the FA's aspiration for the development of astroturf pitches to satisfy current and future demand projections.

4. PROPOSAL APPRAISAL

- 4.1 Hyde United FC has supplied a financial plan in support of their proposal. A summary of the financial plan is attached as **Appendix 1**. The 5 year budget projections for the synthetic pitch have been incorporated from 2016/17 and indicates a modest year on year profit. The income projections supplied by the Club are based on detailed usage matrix which includes an element of free community use including free use by local primary schools between 3pm and 5pm, Monday to Friday. The pricing schedule is based on local affordability and current market rates and have been set on the principle that cost should not be a barrier to participation.
- 4.2 The free community use hours will be 3pm - 5pm Monday to Friday (during term time) and 3pm - 6pm during school half term holidays. During the school summer holiday period there will be an extended period which would include Friday evenings until 7pm and Saturdays & Sundays 3pm - 5pm. All community hours will be supervised by the full time community manager and qualified coaching staff with up to date DBS certificates as well as students who will be completing their BTEC Level 3 and Foundation Degree qualifications. In addition, the students based at the ground on the Academy Football Program would all have to complete 70 hours community coaching over the course of the academy year, with this supplied in schools for free by the students. The predicted annual footfall over the next 3 years is as follows;
- 2016-17 49,282
 - 2017-18 65,709
 - 2018-19 82,136
- 4.3 It is important that the commitment made by the Club to support aspects of free community use and free use for local schools is protected and guaranteed. If the scheme proceeds a Community Use Agreement will be required between the Council and the Club in a form to be agreed by the Borough Solicitor, which will include a performance regime with deductions for non-availability or non-delivery under the agreement.
- 4.4 The Clubs ability to achieve the levels of income indicated in the financial plan needs to be carefully considered. Although there isn't a similar facility in the immediate area there are existing synthetic pitches within a 2 mile radius, namely; Alder High School (not currently available for community use), Hyde Community College, Ken Ward Sports Centre, and Astley Sport College. There is a risk of over-provision in the locality creating sustainability issues for this proposal and existing facilities.
- 4.5 The Club currently utilises the former Leigh Primary school site for training etc in order to minimise overplay on its existing stadium pitch. The development of a synthetic turf pitch would eliminate the need for the Leigh Street site as a training venue potentially freeing it up for disposal. However, it should be noted that the site is currently designated as protected green space meaning the development of the site for alternative uses would be required to satisfy a criteria based planning policy, OL4, contained within the Councils adopted Unitary Development Plan. The policy seeks to retain greenspaces ranging from

amenity spaces through to those in use for sports, unless a number of criteria can be satisfied.

- 4.6 The site extends to approximately 1.96 acres and is considered viable for a small residential development scheme, subject to the necessary consents. On the basis of no adverse ground conditions and acceptable planning consents, the Council can reasonably expect to achieve in the region of £0.800m in respect of a freehold sale. The site can be brought to the market within a period of 12 to 16 weeks to allow the Council time to procure a suite of site investigation surveys to assist in the sale. The recommended method of sale is through conducting an active marketing campaign utilising an appropriate selling agent. It would be envisaged that a sale could be completed within 20 weeks of the date of the agent's appointment.
- 4.7 It is worth noting that a comprehensive title check would need to be undertaken before any sale could be progressed and it would also need to be established whether any Secretary of State consent was required to a disposal given the land's previous use as a school.

5. DELIVERY AND CAPITAL COST PLAN

- 5.1 If the proposal is approved and in order to support the Clubs development plans there is an imperative to install the new synthetic pitch at the end of the current football season in readiness for the start of the 2016/17 football season in August of this year. In order to meet the challenging timescale an amount of pre report planning has been undertaken which will result in abortive costs if the scheme does not go ahead, specifically:
- Planning Application Fees £0.001m
 - Ground investigation surveys £0.001m
 - Technical consultant fees £0.005m
 - Other Fees (Engineers) £0.002m
 - Total potential abortive cost **£0.009m**

It is anticipated that the costs will be met from the Capital Programme.

- 5.2 The delivery timescale (as set out in the following table) is challenging and not without risk. The risks associated with the scheme are further explored in section 6 of this report.

Delivery Timescales

Dates - 2016	Action/Comments
8 February - 10 February	Site Investigation and Topographical Survey
8 February - 4 March	Design Development
8 February - 15 April 2016	Planning Application submission and consideration The scheme requires planning permission before it can proceed. Sport England is a statutory consultee for planning applications in relation to the development playing fields.
22 February - 4 March	Prepare Tender Documents
7 March - 1 April	Tender Period
14 March	Report to Strategic Planning and Capital Monitoring Panel
15 April	Community Use Agreement to be signed between the parties.
25 April	Appoint Contractor
16 May - 15 August	Construction Period
8 August	Testing and Handover

- 5.3 The scheme requires planning permission before it can proceed. Sport England is a statutory consultee for planning applications in relation to the development playing fields. The planning application has been submitted to Sport England on the basis that the proposed development meets exception E5 of Sport England's policy:

The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.

- 5.4 Ewen Fields is owned by the Council and leased to the Club. In order to minimise the risk of increasing costs or programme overrun it is proposed that the Council procures and delivers the scheme to practical completion at which point the Club will take responsibility for managing and operating the facility including all operational costs in keeping with the existing lease arrangements. The Council will have no financial liability for the scheme beyond practical completion and the settlement of the final account with the pitch installation contractor.
- 5.5 In order to establish the capital budget for the proposal a capital cost plan has been produced. The capital budget requirement, including all fees and a 5% contingency provision is £0.415m. The funding will be required in 2016/17 Capital Programme. It should be noted that the Cost Plan, although robust in its development, is only indicative and the budget requirement may change when the outcome of the procurement process is known.

6. RISKS

- 6.1 There are number of risks associated with the proposal that need to be considered by members before a final decision is reached:

Risk Table

Risk	Mitigation Measure
The Club would need to generate at least £0.025m per year (for a 10 year period) as a "sinking fund" to replace the carpet at the end of its design life. If the sinking fund is not established or ring fenced in the Clubs accounts for the astrotrurf replacement then this could result in the pitch being lost at the end of the 10 year term of a requirement for the Council to fund the replacement at a cost of £0.250 at current prices.	The financial plan provide by the Club makes provision for a sinking fund at the required level. However, the Clubs ability to generate the required sum is based on challenging income targets. The Club needs to make provision for this in its audited accounts as an Earmarked Reserve.
The Club has no available match funding and no financial reserves. As such, the entire installation cost liability rests with the Council. If the Club ceases to trade then the facility would return to the Council with all the ongoing revenue liabilities.	The scheme will be procured and managed by the Council. Control of costs and the installation programme will be effectively managed.
If the development went ahead, the Club could not be promoted to the National Conference League based on the latest FIFA guidance. Currently, the Club has no aspirations to be promoted back to the National Conference League. However, this may change under any new regime at the Club resulting in the need to reinstate a grass pitch.	The Club has no aspirations to be promoted to the National Conference League. However, a change of regime and success on the pitch may result in a promotional opportunity to the National Conference League. The Club would need landlords consent to convert the pitch back to natural turf. There is the potential for conflict between the Club

	and the Council at some point in the future.
There is a reputational risk to the Council that such an investment, in a period of such considerable financial challenge, could be viewed as profligate by the general public.	None
This proposal may not have any significant impact upon the health and wellbeing of the wider Hyde and Tameside communities.	It is likely that the scheme will result in community health improvement, support a reduction in anti-social behaviour and promote improvements in educational attainment in the immediate locality. The issue is to what extent and if the Council's investment will be offset with a reduction in demand for other high cost services in the locality.
The timeline for completion, to enable the new surface to be in place for the start of the 2016/17 football season, is short and the risk of aborting the project at considerable cost to the Council remains. The installation period is circa 12 weeks. If the installation programme is delayed due to heavy rain etc then the handover of the facility may be delayed resulting in fixture interference at the start of the 2016/17 football season.	There is a risk that Sport England will object to the Planning Application for the development of the pitch which may delay the start of the scheme. The development of the Synthetic turf pitch and Ewen Fields is supported by the Council's DRAFT Playing Pitch Strategy (Draft Playing Pitch Strategy) which has been approved by Sport England, Manchester County and Cheshire County FA.
The development may result in over-provision of similar facilities within a 2 mile radius resulting in non-achievement of usage and income targets.	The Club is confident that its pitch will be fully utilised for its own use, by existing Clubs in the locality and to promote community development. However, the new pitch planned for Astley Community College may be impacted upon by the development at Hyde United.
The Council may not be able to dispose of the Leigh Street site if it so wishes due to planning constraints.	A development brief is required to fully understand disposal opportunities.
The Club does not deliver on its commitment to provide free use for community groups and local schools.	A Community Use Agreement will be established between the Council and the Club in a form to be approved by the Borough Solicitor.
The scheme requires planning permission before it can proceed. Sport England is a statutory consultee for planning applications in relation to the development playing fields. Planning approval cannot be guaranteed either in the required timescale or at all.	The planning application has been submitted to Sport England on the basis that the proposed development meets exception E5 of Sport England's policy; The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.

6.2 The risks associated with the scheme are significant and need to be considered against the potential benefits of the scheme.

7. SUMMARY

- 7.1 There is a strategic need for developments such as this as set out in section 3 of this report. However, the benefits and outcomes of the proposal, and other schemes like it, are difficult to accurately quantify. The proposal is likely to have a significant impact in the immediate locality; it's to what extent the wider community of Tameside will benefit. The Council needs to ensure that where it invests in the provision for sport and health and wellbeing across the borough it is both sustainable and that it will have a significant impact on addressing health inequalities.
- 7.2 The development at Hyde United FC creates a significant disposal opportunity at the former Leigh Primary School site. A sizable capital receipt is envisaged subject to planning consents.
- 7.3 The risks associated with the scheme are significant and cannot be fully mitigated.

8. RECOMMENDATIONS

- 8.1 As set out at the front of this report

APPENDIX 1

HYDE UNITED ASSOCIATION FOOTBALL CLUB LIMITED

5 YEAR PROJECTED INCOME AND EXPENDITURE ACCOUNT

<u>INCOME</u>	Budget 2015-16	Projected 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	5 year Total
	£	£	£	£	£	£	£
Season tickets (achieved)	15,400	15,554	15,710	15,867	16,025	16,186	79,341
Gate receipts (based on 350 per game)	45,000	45,450	45,905	46,364	46,827	47,295	231,841
Transfer fees received (Connor Hughes - completed)	5,000	-	-	-	-	-	-
League sponsorship	2,000	2,000	2,000	2,000	2,000	2,000	10,000
Advertising boards income (sold to date)	17,500	17,675	17,852	18,030	18,211	18,393	90,160
Fixture poster / programme adverts	4,750	4,798	4,845	4,894	4,943	4,992	24,472
Programme sales	4,000	4,040	4,080	4,121	4,162	4,204	20,608
Team sponsorship (LadBible)	5,000	5,050	5,101	5,152	5,203	5,255	25,760
Match sponsors	7,500	7,575	7,651	7,727	7,805	7,883	38,640
Hire of pitch (Rochdale Reserves/Hyde Academy - confirmed)	9,000	-	-	-	-	-	-
Club merchandise	6,000	6,060	6,121	6,182	6,244	6,306	30,912
Proceeds of crime (received)	8,400	-	-	-	-	-	-
3G pitch revenue	-	122,340	163,120	203,900	203,900	203,900	897,160
3G classroom revenue	-	17,256	23,008	28,760	28,760	28,760	126,544
Grant income	-	20,000	20,000	-	-	-	40,000
	129,550	267,798	315,392	342,996	344,080	345,174	1,615,438
<u>DONATIONS AND FUND RAISING EVENTS</u>							
Social Club contributions	12,000	12,120	12,241	12,364	12,487	12,612	61,824
Donations incl Supporters Club activities	28,000	28,280	28,563	28,848	29,137	29,428	144,256
TOTAL INCOME	169,550	308,198	356,196	384,208	385,704	387,214	1,821,519

	163,365	286,681	311,507	315,126	314,132	313,175	1,540,621
PROFIT FOR THE YEAR	6,185	21,516	44,689	69,083	71,572	74,039	280,898

ADDITIONAL INVESTMENT INCOME

Target for 2015/16 from Share Issue / Community
Benefit Scheme
to provided additional working capital

50,000