



EXECUTIVE 14th September 2023

Report Title	Kettering Artificial Pitch – Lease and Investment
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Lead Member	Cllr Helen Howell – Executive Member for Sport, Leisure, Culture and Tourism

Key Decision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there public sector equality duty implications?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information (whether in appendices or not)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicable paragraph number/s for exemption from publication under Schedule 12A Local Government Act 1972	

List of Appendices

Appendix A – Site photographs

1. Purpose of Report

- 1.1. This report informs the Council about the lease and investment opportunities for the artificial football pitch, pavilion and athletics track at Thurston Drive in Kettering.
- 1.2. This report seeks approval from the Executive for the proposal to enter into concession contract together with an ancillary long-term lease agreement, and to submit, or support the submission by the concessionaire, of a funding application to the Football Foundation to redevelop the artificial pitch and pavilion.

- 1.3. This arrangement will also support the Kettering Athletics Club and help secure future investment into the athletics track and facilities to ensure the club meets current and future England Athletics standards.

2. Executive Summary

- 2.1 The facilities at Thurston Drive in Kettering include a 3G football pitch, pavilion, and athletics track. The management of the site is currently part of the Freedom Leisure Contract and the Harriers Athletics club have a sub-lease for part of the pavilion.
- 2.2 The 3G artificial football pitch has been condemned for a number of years and the pavilion and athletics track require investment to maintain and improve the facilities. Leisure Services have been working on the development of a funding application to the Football Foundation to redevelop football facilities and have undertaken some minor works on the athletics facilities which has enabled the initial stages of passing through England Athletics accreditation of the track.
- 2.3 The Council has been approached by the Northamptonshire Football Association (NFA) who have offered to support the Council with its intentions to continue to provide these facilities for the community and to redevelop the football and athletics provision on this site. The NFA are keen to have a permanent base on the site by way of a concession arrangement together with a lease of the whole site, to support grassroots delivery of football and to work closely with Leisure services, Harriers Athletics club and England Athletics to support the development of athletics provision and facilities.
- 2.4 The project would also benefit the wider grassroots football development across North Northamptonshire as the NFA will have a North Northamptonshire base from which this will support the development of partnership working with the Council, local football clubs and other stakeholders.
- 2.5 The project is a good opportunity for the Council to realise investment in leisure provision in Kettering by attracting grant funding and, working with the Northamptonshire Football Association, to redevelop the artificial pitch, athletics track and pavilion to provide high quality and accessible facilities and delivery for the community.

3. Recommendations

- 3.1. It is recommended that the Executive:
 - a) Approve the proposal to develop the Council's relationship with the Northamptonshire Football Association (NFA) by way of a concession contract together with an ancillary long-term peppercorn lease for a 30-year period, to include an agreement for continued use for Harriers Athletics club.

- b) Note that the grant of the lease will require the NFA to have financial repairing responsibilities for the site including business rates and insurance, the agreement will include a net profit share. The agreement will be a secure business tenancy but will not have an automatic right of renewal.
- c) Approve the proposal for a contract variation for the Freedom Leisure contract to remove the facilities from the existing Leisure contract and end the lease with Harriers Athletics club.
- d) Note the development of the Football Foundation funding application for the site, by North Northamptonshire Council in collaboration with the NFA.

3.2 Reasons for Recommendations

- The artificial pitch, pavilion and athletics track all need investment. The NFA are a credible organisation intent on providing football opportunities for the community. The proposed way forward will enable increased funding opportunities, redevelopment of the site and development of a delivery programme, supporting existing and future users.
- Match funding from the Council of £150k has already been identified within existing Leisure Services Capital budgets, the earmarking of this budget has been discussed and agreed at Strategic Capital Board in April 2022. This would attract maximum return from the Football Foundation with the NFA support.
- The Community will see an increase in quality of the facilities and services on offer in Kettering.
- The NFA will create a sinking fund for redevelopment in future years to comply with Football Foundation funding requirements which will secure investment in future years.
- To have increased opportunities of success to redevelop the areas needed, to ensure that the whole scheme is delivered to support the sports on the site and to achieve maximum leverage of funding from the Council's £150k capital investment, the NFA is the only organisation who will be able to achieve this from the Football Foundation as they are the National Governing body for Football and also have the staff resource to manage the site and deliver the sports development programmes.

3.3 Alternative Options Considered.

- *Continuation of scheme by the Council and no NFA involvement* - The Council continue to develop and submit the funding application to the Football Foundation on its own to redevelop the artificial pitch. This would limit the opportunities for success as the Council would not be able to leverage the percentage funding needed for the site and could result in just a resurface of the pitch. This in isolation would potentially be deemed

insufficient by the Football Foundation to demonstrate viable security of payback of investment. The level of staffing resource to manage the site and future delivery of the sport development programme would put extreme pressure on the in-house leisure team and restrict other areas of work for the Leisure Services.

- *Freedom Leisure* - continue with the leisure operator managing the site as part of one of the Kettering Leisure Contracts. The associated revenue and capital investment costs required for the site will put increased cost pressures onto the leisure contractor. The escalating costs of this type of project significantly reduce the viability for leisure providers. The requirement for match funding and the future ability to leverage further funding would be as limited as if the Council were to lead the project, and so could result in the project being just a pitch resurface and deemed insufficient for the Football Foundation funding application. It is fair to assume that there would also be further demands on NNC Leisure to provide expert support in ensuring the funding criteria is met, at a time when workforce demand is at capacity. Under the Football Foundation grant terms and conditions, a sinking fund must be established to ensure £20k/£30k is annually ringfenced for 10 years, to make end of warranty, surface replacement possible. It would be incumbent on Freedom Leisure to ensure that there is enough income generated to cover this and NNC to maintain budgets throughout the lifecycle. There is only 5 years left on the Freedom Leisure contract which makes any investment of resource unattractive to the contractor.
- *Community Asset Transfer* to Northamptonshire Football Association – the asset would be transferred in perpetuity; this would not allow time to fully develop and embed a relationship with the NFA. The delay that this process would entail could undermine the timing of an expert third party seeking an opportunity to deliver from this type of site and may mean they explore a similar alternative elsewhere. There has already been a lengthy delay in re-establishing the provision at the pitch and what this means for the local community who want to see this site back in action as soon as possible.
- *Do nothing on the site and to not invest in the facilities* - this would be of detriment to football and athletics offer for Kettering and North Northamptonshire. The Council is committed to supporting the community to be active and provide quality facilities and opportunities for its residents. The local community, football clubs and development opportunities have been limited and restricted since the pitch was closed for use. The community have been keen to see the pitch resurfaced and opened for use, they have been successful in raising funds for football in the area. The funding contributed towards some goals being installed in the local park so young people could have access to informal football whilst the pitch is out of action. This shows the level of feeling in the community and how important the pitch is to the local area. Not investing in this scheme was not considered an option for local sport or the local community, it would also have a longer term financial and staff resource implication for

the Council as there would be a need to upgrade and bring the facility back into use at a later date.

4. Report Background

- 4.1. The pitch on Thurston Drive, Kettering needs refurbishment, the facility was built in 1991 according to the Sport England database. It has been unusable for several years as the surface has passed its life expectancy and has more recently been subjected to vandalism causing further damage to the pitch and ancillary areas. The site currently remains condemned and out of use.
- 4.2. This is a high-profile leisure facility and Kettering Borough Council had previously identified capital funding to use as a contribution towards a funding application to the Football Foundation as leverage to undertake its refurbishment. Councillors at that time requested that prior to developing a funding application that it should be included in the Kettering Leisure Services Management contract to be procured during 2022.
- 4.3. Leisure Services undertook an early engagement exercise through the Councils procurement team to determine the level of interest and support for any potential leisure providers to indicate their willingness to support this development financially and three returns were received. All identified the need to invest in the pitch surface but did not feel that the length of the leisure contract (5 years) was a long enough period for them to be able to recoup payback for any investment into this project within the timeframe outlined.
- 4.4. As part of the alignment process of the Strategic Local Football Facilities Plan (LFFP) for North Northamptonshire the site was identified as one of the priority projects. A Strategic Capital Board (SCB) Business case was developed and presented in April 2022. At this early stage, SCB agreed with the proposal to earmark £150,000 of funding support from the existing Leisure Capital budget towards an application to the Football Foundation. If successful with the bid for the Football Foundation funding, approval will be sort at that stage for the Capital Budget for the whole scheme.
- 4.5. Council Leisure Officers and the Football Foundation met in June to assess the initial proposals suggested for the scheme, the Council was then invited to progress with the application. The first stage of that process has been successfully completed, although the estimated costs are now likely to be closer to £800k/£850k, this is due to an escalation of price of construction, due to increases associated with supply chain and materials.
- 4.6. Research conducted by officers as part of the preparatory bid procedure has established that the limitations of the current pavilion negatively impact both the management process and user satisfaction. Primarily this is due to the challenge of staffing a standalone building during evenings and weekends in a cost-effective way. This previously led to reduced service standards, which failed to match requisite levels of user expectations.

- 4.7. Following a robust procurement exercise, Freedom Leisure were selected as the preferred management choice to deliver the majority of the Council's leisure service provision within Kettering in October 2022. The pitch and track facility were included within that framework, and it makes up a small portion of the contract. The tender submitted did not include any expected income from the pitch as it was not possible at the time of submission to confirm when the pitch would be operational.
- 4.8. Initial discussions with Freedom Leisure have suggested that they would be willing to remove the pitch and track from the existing contract as they have recognised the level of investment and commitment needed on the site.

5. Issues and Choices

- 5.1. During the development of the funding bid to the Football Foundation, a different option for the management of the pitch and track, has emerged. The Council has been approached by Northamptonshire Football Association (NFA). The proposal from the NFA is to take on the management of the facility in its entirety: artificial pitch, clubhouse, athletics track, and car park, subject to a sufficiently long lease being put in place, 30 years is proposed.
- 5.2. It is proposed to enter into a concession contract together with ancillary lease of the site to the NFA for a peppercorn rent whereby the NFA are responsible for repairs maintenance, energy and business rates, with a requirement to establish a sinking fund of up to £30k per annum for a minimum of 10 years to be utilised towards costs in future years to resurface the artificial pitch. The concession and lease will also incorporate a net profit/loss share arrangement with the Council if the income generated by the facilities exceeds the operational and sinking fund cost requirements and will also include an arrangement for use by the Harriers Athletics Club.
- 5.3. The concession contract together with ancillary lease would include the redevelopment of the associated pavilion subject to planning permission and a full or part relocation of Northamptonshire Football Association to the site from their existing premises which will include further investment from the NFA from their own funds.
- 5.4. A further benefit of the relationship is the involvement of the NFA and the Football Foundation to safeguard Kettering Harriers Athletics Club due to a change in policy for their grant funding criteria. Council Officers are currently progressing the athletics track through England Athletics Trackmark scheme, which has identified some areas of investment to ensure it complies with current standards. The athletics facilities need to have fully achieved accreditation to be able to continue to host competitions on the site. By working with the NFA there will be increased opportunity for the athletics facilities to attract external funding.
- 5.5. The NFA, as an expert organisation managing the site and delivery plan, will reduce the resource pressure on the Councils Leisure Services team to be involved in the day-to-day operations of the site and also ensure that there will

be no revenue requirement for ongoing maintenance and operational costs from the Council.

- 5.6. The Council would have a dedicated expert provider on the site, no other organisation would be able to attract the same level of funding or have the expertise to develop delivery on the site.
- 5.7. The Council will continue to develop its relationship with the NFA to support Football Development and delivery across North Northamptonshire.
- 5.8. The NFA will invest financially and will have a base within North Northamptonshire to support local leagues and football clubs as well as Athletics on the site. The NFA can also offer appropriate level of staffing resource and expertise to continue with development and submission of funding applications.
- 5.9. The Council earmarked match capital funding, identified from existing Leisure Services Capital budgets, which can be utilised to the maximum by the NFA's advantageous ability to leverage in higher percentages of match funding.
- 5.10. The arrangement will support other Council owned artificial pitches across North Northamptonshire for possible economies of scale through maintenance agreements and programming support, e.g., Redwell Leisure Centre, Lodge Park Sports Centre and West Glebe Pavilion.
- 5.11. The project is a priority for the Football Foundation and initial surveys have identified it as a viable site. The Council will be the lead applicant for the funding application to the Football Foundation, with the Northamptonshire Football Association supporting the application.
- 5.12. The funding application to the Football Foundation will apply for improvements and refurbishment of the pitch bed/foundations, resurface, new floodlights, extension of area for spectators and improvements to fencing. Internal improvements to the pavilion allow space for both sports to have club/training rooms to support coach and education programmes, improved kitchen and catering facilities. Future opportunities to continue development of the site will include options to extend the pavilion, pitch maintenance machinery, and improvements to the athletics track and associated equipment. The project is estimated to cost £800/850k and will be confirmed once technical survey results are received and priced against the Football Foundation Framework. These will determine the value of the funding bid.
- 5.13. If the funding bid is successful, the procurement of the works and project management would be undertaken through the Football Foundation framework which would include project management ensuring technical specification, timescales and costs are adhered to in accordance with grant award. Council Officers will be involved through the joint management group established for this project.
- 5.14. The Football Foundation now has a planned commitment to invest the money it administers into multi-Sport projects that support both Football and an

additional sport that co-exist on the same site. By 2025, the plan is to commit 40% of overall national investment, worth a projected £92 million over the next three years, into multi-sport facilities. This is as a result of a fresh ethos, wanting to ensure people will be able to access more places to play more of the nation's favourite sports.

- 5.15. A range of funding opportunities for the project have been explored including being fully funded by the Council. This would not create a collaborative approach with local organisations such as the NFA and athletics club, would have limited success of funding, reduced opportunities to develop more of the facilities and would not provide best value for the Council.
- 5.16. England Athletics do not currently have any capital funding opportunities to support the improvements or redevelopment of the athletics track and would not support improvements for any other sport facility such as the artificial pitch for football.
- 5.17. Sport England's current funding programmes are limited to a small grants programme, a crowdfunding initiative to provide match funding of up to £10k which would not provide the funding level needed for this project.
- 5.18. The Harriers Athletics Club, who currently have part of the pavilion on a lease agreement, have limited funding to invest into the scheme, their governing body England Athletics do not have capital funding opportunities and they do not have the resource, skills or experience to take on the full management of the project and facilities.
- 5.19. A bid to the Football Foundation provides the best opportunity to support all aspects of the project including the pitch surface, pavilions and club space, lighting, fencing and pitch maintenance machinery. With the change in ethos to support multi-sport sites this also offers opportunities to support the athletics delivery on the site and provide investment to support the club facilities.
- 5.20. The pavilion has had some recent investment by the Council to replace some external doors, and the athletics club have invested in some internal fire doors following a fire door inspection on the site, but generally there has been a lack of investment for many years and the pavilion does not provide the required facilities for athletics and football to have the club rooms, changing rooms and storage that is required by both sports. The facility needs to be reconfigured to support the delivery of development programmes and changing needs of the sports offered on the site.
- 5.21. The Athletics track and facilities have had some investment by the Council to secure edging on the track, replacement of hurdles, and required improvements to the hammer cage to meet requirements of England Athletics. However, the track itself needs additional investment to ensure that it provides a quality surface for future use by the club. Although the track and equipment improvements for athletics will not form part of the initial application to the Football Foundation, the improvements to the club house will and the NFA experience and skills will be able to support future funding opportunities for investment for the club and facilities.

6. Next Steps

- 6.1. To continue to work closely with Harriers Athletics Club, England Athletics, and the Northamptonshire Football Association (NFA) to develop the relationship and future plans to improve athletics and football facilities on the site.
- 6.2. To progress the deed of variation for the Freedom Leisure contract.
- 6.3. To progress the 30-year lease for the NFA, with requirement to contribute to a sinking fund for future requirement for resurfacing of the pitch and for a profit share requirement.
- 6.4. Form a joint project group with the NFA, the Council, England Athletics and Harriers Athletics Club to oversee the project and ongoing delivery of the football and athletics offer on the site.
- 6.5. Complete technical surveys to inform the project development work, led by the Football Foundation, supported by the Council.
- 6.6. To complete financial modelling on the potential income of the site and inform the profit/loss sharing agreement with the NFA.
- 6.7. To complete the application for funding with the Football Foundation for submission in April 2024.

7. Implications (including financial implications)

7.1. Resources, Financial and Transformation

- 7.1.1. The financial commitment of the Council is for the Capital match funding of £150k to be included in the application to the Football Foundation. This has been discussed at the Strategic Capital Board in April 2022, and existing Leisure Services Capital budget identified to be earmarked for this scheme, currently estimated at £800/£850k will be brought back to the Executive.
- 7.1.1. An income share arrangement will be put in place with the NFA to ensure that any profit achieved over operational costs, sinking fund requirements and ongoing investment on the site, which may result in an income for the Council.
- 7.1.2. It should be noted that under any profit share arrangement the Council could be liable to share any losses incurred as well. However, the Council has positive experience of such arrangement for artificial pitches elsewhere within its leisure estate.
- 7.1.3. Freedom Leisure currently have the site as part of their leisure contract for Kettering. However, no expectation of expenditure or income was submitted as part of their tender as at the time of submission the Council was unable to confirm when the site would be operational again and what commitment was needed on the site. Therefore, there is no financial impact on the Kettering Leisure contract as a result of the proposed contract variation.

7.2. Legal and Governance

- 7.2.1. The proposed overarching arrangement for this project, a concession contract, is regulated by the Concession Contracts Regulations 2016 (the “CCR”). The implementation and performance under this project as a concession incorporates the granting of a lease which allows occupation under a peppercorn rent. From discussions with the service department it is noted that the overall project costs, as of the date of this report, is below the CCR threshold which is currently £5,336,937 (inclusive of VAT). The CCR apply to procurements where the value of the concession is estimated to be above the relevant threshold; as the value of the concession is estimated to be below threshold there is no requirement to advertise. There are restrictions on the duration of a concession contract (CCR reg. 18). It cannot be of unlimited duration and if the duration exceeds 5 years the maximum duration must not exceed the time that the contractor could reasonably be expected to take to recoup the investments made.
- 7.2.2. This arrangement will be formalised by the Council and NFA entering into a concession contract (CC) and a lease agreement (LA). The CC will form the overarching contractual relationship between the parties, incorporating the LA, The LA will be separately executed by the Council and NFA, but will be incorporated and attached to the CC as a schedule.
- 7.2.3. Regulation 72 (1) (C) of the Public Contracts Regulations 2015 (as amended) allows the Council to amend the current contract with Freedom Leisure whereby the pitch and track from the existing contract is removed and transferred to NFA. A deed of variation will be drafted to formalise amendment to the current contract.
- 7.2.4. The Constitution requires a Council to tender all land opportunities, however the proposal is a direct award to mitigate the risks of obtaining match funding.
- 7.2.5. The grant of a lease is subject to S123 Local Government Act 1972 which requires the Council to get best consideration for lettings. This is supported by the Councils constitution. However, a Council may exceptionally grant a lease at less than best value for Social, Economic or Environmental reasons. The terms of the lease will be subject to a market valuation, and any undervalue will require authorisation by the S151 Officer.

7.3. Relevant Policies and Plans

- 7.3.1. The North Northamptonshire Councils Corporate plan adopted in 2021 has key commitments which are key to this project. These include:
- Active, fulfilled lives: - supporting people to live healthier more active lives. The programme of delivery will offer accessible opportunities for all members of the community to be more active.

- Better Brighter Futures: - supporting young people to have high quality education and opportunities to help them flourish. Activity and learning opportunities will be delivered by this project.
- Safe and thriving places: - thriving economy that shapes great places to live, learn work and visit which can be achieved within this scheme. This project will ensure the site thrives again and attracts positive behaviours and learning opportunities. The site will create opportunities for ongoing investment and development.
- Green, sustainable environment: - Opportunities to develop the pavilion and lighting to be sustainable and incorporate new technologies where possible to ensure the facilities are energy sufficient and reduce carbon emissions.
- Connected Communities: – local clubs and organisations will form and develop relationships to help shape the future provision on the site and ensure their opportunities for involvement are a priority.

[Corporate plan | North Northamptonshire Council \(northnorthants.gov.uk\)](http://northnorthants.gov.uk)

7.3.2. The North Northamptonshire Active Communities Framework which will incorporate an Active Communities Strategy, a Leisure Facilities Strategy and a Playing pitch Strategy are currently being developed. These documents will develop the Council's vision for the provision of leisure services and identify priorities for leisure facilities across North Northamptonshire. Although this work is not yet completed the need for redevelopment of the Council's assets at Thurston Drive have been progressed due to health and safety concerns following the pitch being condemned and persistent anti-social behaviour being a concern on the site.

7.4. Risk

7.4.1. The site is identified on the Leisure Risk register as a site requiring investment to bring it back into use for the benefit of the community.

7.4.2. There is a risk that the Football Foundation bid is unsuccessful. Without investment there will be further deterioration in the condition of the site, which will increase future costs and cause further reputational issues for the Council.

7.4.3. There is a risk the Athletics facilities will not be of sufficient quality to host competitions which will impede the development of local talent and negatively impact the wider benefits for the local economy.

7.4.4. If the NFA do not take on the management of the site the ongoing financial burden to maintain and operate the site could fall to the Council, including provision for the sinking fund for the 3G pitch.

7.5. Consultation

- 7.5.1. There is regular dialogue with the Northamptonshire Football Association regarding football development opportunities across North Northamptonshire and they have been aware and consulted on the project as it has developed through the initial stages of the funding application with the Football Foundation.
- 7.5.2. Freedom Leisure are aware of the plans to redevelop the facilities and have indicated that they are willing to accept a variation to the Leisure Management contract they have for Kettering.
- 7.5.3. A meeting has been arranged with the National Governing body, England Athletics, to ensure that they are aware of the plans for the Harriers home site and can be involved in future discussions and management group for the site.
- 7.5.4. Harriers Athletics Club have been consulted on the plans for the site and have reported back to their committee that they are happy to progress with the arrangement. Initial discussions have ensured that the club feel supported, they will be invited to be part of the management group for the site and have a right of access in the lease between North Northamptonshire Council and the Northamptonshire Football Association.
- 7.5.5. Ward members have been kept informed as to progress.

7.6. Consideration by Executive Advisory Panel

- 7.6.1. This report has not been considered by the Executive Advisory Panel

7.7. Consideration by Scrutiny

- 7.7.1. This report has not been considered by Scrutiny, but will be eligible for call in.

7.8. Equality Implications

- 7.8.1. An Equality screening assessment has been undertaken for the project and has not identified any negative impacts on any of the 9 protected characteristics. The project will be fully inclusive and ensure that the site is accessible for the community. A development plan ensuring the delivery on site is accessible will be developed as part of the funding application to the Football Foundation by the Council and the Northamptonshire Football Association. It is a requirement of the funders that this plan is followed, managed, and monitored. The lease that will be developed by the Council with the NFA will also include a requirement of the lease that it delivers against the plan. The NFA are an experienced provider of accessible sport which gives the Council and the funder the confidence that this accessibility of project and ongoing delivery will achieve its ambitions.

7.9. Climate and Environment Impact

- 7.9.1. *Pavilion* - The development of the pavilion will take into consideration Carbon reduction and energy efficiency in its plans for any improvements undertaken as part of the funding applications. The project will aim to ensure that the organisations managing and operating the facility will have an efficient and sustainable building to manage. Opportunities to invest into the facility structure and operational plant will be explored with an aim to reduce energy emissions.
- 7.9.2. *Artificial pitch* – concerns have been raised about the environmental impact of artificial pitches relating to the fibre loss of microplastics and in the case of 3G pitches, the presence of rubber infill which is also a microplastic. Sport England are aware of the European Commission’s statement release in September 2022 recommending the introduction of a ban on the future sale of these produced onto the European Market. A six-year transition period has been proposed before the new restriction becomes effective. The regulatory framework for these matters now sits at a UK level. The Department for Environment, Food & Rural Affairs (DEFRA) commissioned an evidence project to review emissions of intentionally added microplastics. It will consider the risks they pose to human health and the environment and include a socio-economic assessment. The project will include rubber infill and will inform any future regulatory actions in the UK.

7.10. Community Impact

- 7.10.1. This project will have a positive impact on multi-sport, but particularly football and athletics, development within the North Northamptonshire Community, but particularly for Kettering.
- 7.10.2. This is a high-profile site which has been underinvested in for many years and the pitch condemned and out of use.
- 7.10.3. The quality of facilities and programmes of activity will be increased on site with development plans for Football and Athletics being a priority for the project.
- 7.10.4. Local Football clubs, coaches and the community will have access to the facilities with provision attracting target groups of young people, girls, older people, disabilities and hard to reach groups.
- 7.10.5. Increased opportunity for local people to be more active and for coaching and development programmes to be established for local clubs and coaches to reinvest into sport in the area.
- 7.10.6. The strengthening relationship with the Northamptonshire Football Association will also support other football sites and clubs throughout North Northamptonshire.

7.11. Crime and Disorder Impact

- 7.11.1. The condemned artificial pitch has attracted anti-social behaviour and continued damage to the facilities since it has been out of use. The site has been accessed by the community who want to use it but is dangerous and unsafe in its current condition.
- 7.11.2. The current structure of the pavilion and pitch makes it difficult to manage and sustain. By involving the NFA and having increased activity on the site as well as staffing resource the anti-social behaviour will be reduced. Programmes will target young people to positively engage and be active positively on the site.
- 7.11.3. CCTV is not currently on the site; this will be explored as part of the redevelopment of the facilities.

8. Background Papers

- 8.1. Physical condition Survey – Recreation sites completed by Oakleaf July 2019
- 8.2. Kettering Pitch & Track – Condition Survey Report completed by Surfacing Standards Limited – 2020
- 8.3. Equality Screening Assessment