

# PETITION TO THE COUNCIL - REQUEST FOR THE RETENTION AND RESTORATION OF YIEWSLEY RECREATION GROUND HUT

<b>Cabinet Member(s)</b>	Councillor Jonathan Bianco
<b>Cabinet Portfolio(s)</b>	Cabinet Member for Finance, Property and Business Services
<b>Officer Contact(s)</b>	Michael Naughton, Residents Services
<b>Papers with report</b>	Appendix 1 - Site Location

## **1. HEADLINE INFORMATION**

<b>Summary</b>	This report concerns a petition received requesting that the Council reconsiders proposals to relocate the former Yiewsley Bowls Club building to Sipson Recreation Ground for use by a local football club and instead retains the building in its current site for community use.
<b>Putting our Residents First</b>	This report provides an overview of the developments taking place in Yiewsley at the location of the former Yiewsley Bowls Club, the reasoning for the closure of the bowls club in 2015 and future leisure provisions in Yiewsley.
<b>Financial Cost</b>	No direct financial cost or implications resulting from considering the raised petition at this early stage of consideration.
<b>Relevant Policy Overview Committee</b>	Residents', Education and Environmental Services Policy Overview Committee.
<b>Ward(s) affected</b>	Yiewsley and West Drayton.

## **2. RECOMMENDATIONS**

**Meeting with Petitioners, the Cabinet Member for Finance, Property and Business Services:**

- 1. Notes the petition received and;**
- 2. Supports the decision to relocate the former Yiewsley Bowls Club building to Sipson Recreation Ground for use as a changing room and associated facilities for use by West Drayton Explorers Football Club.**

### **Reasons for recommendation**

A paper petition was received by Democratic Services on 20 April 2018, containing 395 signatures and an e-petition (a minimum of 20 of which were validated as residents living in Yiewsley), stating

“We the undersigned, petition Hillingdon Council to retain and upgrade the bowls hut for use by Yiewsley residents and community groups”. The Council’s procedures enable such petitions to be heard by the relevant Cabinet Member.

## **Background**

The former Yiewsley Bowls site has been closed since 31 March 2015, as advised by the Yiewsley and West Drayton Bowls Club Secretary in January 2015 when the Club informed the Council of their intention to hand back the building to the Council.

In the same period, the Council had invested in the rebuild of facilities used by three local bowls clubs, Deanes Park Bowls Club, Bessingby Park Bowls Club and Cowley Bowls Club, as well as providing a new car park for Hayes Bowls Club. The Council have committed funds in the last five financial years to rebuild or refurbish bowls club facilities across the Borough. Yiewsley and West Drayton Bowls Club would have been offered the same opportunity however, due to lack of membership and local community interest, the Bowls Club was unable to remain open.

The former Yiewsley Bowls Club building has remained vacant for the last three years, and the Council have received no requests in that time from local residents wishing to restart the Bowls Club or requesting other community use.

On 18 May 2017, Cabinet considered a report to progress development opportunities for the sites in Yiewsley, and resolved that officers can work up proposals to develop two sites in Yiewsley into general housing and supported housing, along with leisure facilities to support local community needs and enhance the Yiewsley area. As part of the wider proposed Yiewsley development site options appraisal, the former Yiewsley Bowls Club building was inspected and was considered to be in good condition. The former Yiewsley Bowls Club building was considered surplus to requirements and was deemed suitable for use in a recreational/outdoor setting.

The London Borough of Hillingdon has seen a huge increase in youth football across the breadth of the Borough. This has resulted in surges in attendance at local football clubs at weekends in particular, with some clubs having up to three to four hundred young people playing football throughout their age groups.

The Council was approached last year by a number of football clubs wishing to extend and improve their allocated pitches, requesting a new and improved clubhouse and changing facilities. West Drayton Explorers Football Club were the nearest club to Yiewsley requesting support to develop a new club house. This club has a licence to use the pitches at Sipson Recreation Ground and is currently using an unsatisfactory metal container building. This club has been a great success in the south of the Borough, receiving Football Association accreditation as a community club. The club has undertaken some fundraising activities to contribute funds, demonstrating commitment to the project.

The Council considered this request and agreed to relocate former Yiewsley Bowls Club building to Sipson Recreation Ground for use as by the West Drayton Explorers Football Club, as a result a planning application was submitted in December 2017 which was approved in February 2018. This was followed by an procurement exercise to identify a contractor to carry out the works.

## **Alternative options considered / risk management**

Various options are being considered for the former Yiewsley Bowls Club building as part of requests received from local clubs and community groups that have approached the Council for support however, the building was considered to be most appropriate for the West Drayton Explorers Football Club.

## **Policy Overview Committee comments**

None at this stage.

## **3. INFORMATION**

### **Supporting Information**

The Council has committed funds since 2014/15 to improve and develop active bowls clubs across the Borough year on year, demonstrating the Council's commitment to assisting residents of all ages in developing active and healthy lifestyles. In the last year, Ladygate Bowls Club, Fassnidge Park Bowls Club and Ruislip Bowls Clubs were developed with new facilities.

With Yiewsley Bowls Club closing in March 2015 due to lack of membership, any members who have relocated have benefited from the improved facilities at the alternative bowls clubs within a 3 mile radius, which include Cowley Bowls Club and Fassnidge Park Bowls Club.

The Council has invested in Yiewsley and the surrounding area over recent years. This has included improvements to the West Drayton Bridge, including fresh signage, electrical works, repaving, upgraded parking, and new art features. The newly refurbished Packet Boat House provides 41 homes, and newly built homes on Poppy Close, West Drayton provides 13 homes, to local people.

Chrysalis Programme funding has been provided to enable refurbishment works at Yiewsley and West Drayton Community Centre and an outdoor gym was installed in Stockley Pines. Mobile CCTV units have been installed in Yiewsley to deter crime and anti-social behaviour. The Leader's initiative has provided funding to the West Drayton and Yiewsley Senior Citizens' Welfare Association for social events. Local Ward Councilors have provided ward funding to local schools for musical and drama projects and fund the Yiewsley Summer picnic for local children and families.

Following a petition last year requesting a pool facility in Yiewsley, the Council have committed to building a new pool in the Yiewsley/ West Drayton area as a separate project.

The Council has various mechanisms to support local community groups and active clubs who are able to demonstrate how the service will benefit local people including the aforementioned Chrysalis Programme and Ward Funding. Reference is made to the Community Infrastructure Levy (CIL) in the petition, however, this is a charge that allows the Council to raise funds from developers undertaking new building projects in the area, and is used to pay for infrastructure required to support the development. Funding for investment in facilities in the Borough is not allocated on an area or ward basis, but rather each project is approved on its own merits giving clear indication of how it will benefit the local residents and demonstrating commitment to creating a sustainable facility for long term use.

## **Plans for the former Yiewsley Bowls Club Site**

Along with the former Yiewsley Bowls Club site, there are proposals for wider development for other sites in Yiewsley including Yiewsley Library and adjoining car park, and the former Yiewsley pool site. Further proposals are being developed for this wider development site to include a mixture of residential, leisure and community facilities. Opportunity for consultation will take place as part of the planning application process once detailed plans for the wider site have been developed.

## **Cost Options**

The estimated cost of the current proposal to relocate the former Yiewsley Bowls Club building to Sipson Recreation Ground for use by West Drayton Explorers Football Club is £146k, based on the tender received for the project.

The cost of refurbishing the former Yiewsley Bowls Club building and keeping it in its current location is estimated to be £92k. A full assessment of the requirements for any external works and the condition of any current services, (water and electricity), will be required before the estimate costs could be finalised.

If the former Yiewsley Bowls Club building is not relocated, the cost of providing a new building of a similar size for use by the West Drayton Explorers Football Club on Sipson Recreation Ground is estimated to be £396k.

## **Financial Implications**

The current proposal of relocating the former Yiewsley Bowls Club to the Sipson Recreation Ground is estimated to cost £146k, which is to be fully funded from the Section 106 contribution held at E/76/276E relating to the former Hayes Football Club, Church Road, Hayes. The contribution has a time limit to spend by July 2019. If the current proposal does not progress then an alternative scheme will have to be developed and delivered before July 2019 in order to avoid returning the Section 106 funds to the developer.

The alternative option would be not to relocate the former Yiewsley Bowls Club to the Sipson Recreation Ground and to provide a brand new building to use for the West Drayton Explorers Football Club at a pre tender estimate cost of £396k, which is considerably higher than the cost of the current proposal.

There is only sufficient Section 106 funding to fund the first £200k. The balance of £196k would require funding to be identified from a suitable funding source, and would require a call on Council resources.

Furthermore, refurbishing the bowls club building in its current location is estimated to cost £92k. This would require to be managed from the existing remaining approved capital budget of £23,000k (pending approval of £136k re-phasing from 2017/18 to be submitted to June Cabinet in the Budget Outturn Report) for the redevelopment of Yiewsley sites. This budget includes £3,317k for leisure facilities.

## **4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES**

### **What will be the effect of the recommendation?**

With 6 alternative bowls club facilities within 3 miles (Cowley Bowls Club, Court Park Bowls Club, Fassnidge Bowls Club, Rosedale Bowls Club, Hayes Bowls Club and Harlington Bowls Club), residents continue to have access to a range of alternative community facilities. It is therefore considered that there is more than adequate capacity to cope with local requirements.

In addition, the upcoming proposed pool development in the Yiewsley area will provide further leisure facilities for the benefit of the local residents in Yiewsley.

### **Consultation Carried Out or Required**

Once the Council has received petitions, the Petition Hearing is the appropriate democratic process by which views of the residents can be considered.

The Planning application process also offers local residents the ability to provide comments on the proposed developments, in this case the planning application went out to consultation on 1 December 2017 and closed on 3 February 2018.

## **5. CORPORATE IMPLICATIONS**

### **Corporate Finance**

Corporate Finance has reviewed this report and associated financial implications, noting that the estimated cost of £488k for the petitioners' proposal exceeds the £146k budget in place for the planned relocation of the former bowls club building for use by the West Drayton Explorers Football Club.

### **Legal**

The Borough Solicitor confirms that there are no specific legal implications arising from this report.

### **Corporate Property and Construction**

Comments from Corporate Property are contained within the report.

## **6. BACKGROUND PAPERS**

NIL



## APPENDIX 1: Site Location



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