

<b>Cabbell Park – further information</b>	
<b>Executive Summary</b>	<p>Cabbell Park is situated on Mill Road in Cromer and was previously the home of Cromer Town Football Club.</p> <p>Ownership of Cabbell Park was taken on by NNDC in 2015, with a section at the front of the site sold to make way for a new medical practice. The capital sum from this sale (approx. £360k) is held for the purpose of providing/improving football facilities in the town.</p> <p>Cromer Youth Football Club (CYFC) have for many years been seeking a home for their club. Since the late 80s they have been playing matches at various satellite sites across the district, including Fearn's Field, Northrepps, Southrepps, Bodham, East Runton and more.</p> <p>A project is currently underway to build a 3G football facility on the adjacent Academy/Sports Centre site, for which the youth football club are a partner club.</p> <p>It is proposed that Cabbell Park could become the home of CYFC. This report provides further information regarding potential costs for such a project</p>
<b>Options considered</b>	<ol style="list-style-type: none"> <li>1. The necessary improvements are made, and additional facilities added, to Cabbell Park to enable CYFC to lease the ground and have a home for all of their football operations..</li> <li>2. Do not follow option one and investigate further options for the site.</li> </ol>
<b>Consultation(s)</b>	<p>This proposal has been loosely discussed with CYFC, Norfolk FA, NNDC Estates Team, The Local Member and senior officers prior to the report being brought forward.</p>
<b>Recommendations</b>	<p>That cabinet instruct officers to deliver this project as outlined in this report, providing the necessary improvements and provision of additional facilities to Cabbell Park to enable Cromer Youth Football Club to lease the ground and have a home for all of their football operations.</p>
<b>Reasons for recommendations</b>	<p>This is the first time in 30 years that a tangible option exists to provide a home for CYFC, a solution which will also maximise the use of Cabbell Park. A permanent home in Cromer for the club would enable them to grow and secure football in the town for a number of years to come. Football clubs for many are the heart of the community and this is an opportunity to bring this back to the town.</p>
<b>Background papers</b>	<p>NA</p>

<b>Wards affected</b>	Cromer Town & Suffield Park
<b>Cabinet member(s)</b>	Cllr Liz Withington
<b>Contact Officer</b>	Colin Brown, Leisure and Locality Services Manager

<b>Links to key documents:</b>	
Corporate Plan:	Developing our Communities
Medium Term Financial Strategy (MTFS)	The proposal as a whole could generate a small amount of additional income
Council Policies & Strategies	Health and Wellbeing Strategy, Playing Pitch Strategy

<b>Corporate Governance:</b>	
Is this a key decision	No
Has the public interest test been applied	<a href="#">Is the item exempt, if so, state why.</a>
Details of any previous decision(s) on this matter	<a href="#">Provide the dates of any previous decisions relating to this</a>

## 1. Purpose of the report

- 1.1. Earlier in 2024 a report was brought to cabinet outlining a proposal for potential future use of Cabbell Park Football Ground in Cromer
- 1.2. This report seeks to provide the extra information requested as a result of the first report.

## 2. Introduction & Background *(content from previous report in italics)*

- 2.1 *Cabbell Park is situated on Mill Road in Cromer and was previously the home of Cromer Town Football Club.*
- 2.2 *Ownership of Cabbell Park was taken on by NNDC in 2015, with a section at the front of the site sold to make way for a new medical practice. The capital sum from this sale (approx. £360k) is held for the purpose of providing/improving football facilities in the town.*
- 2.3 *The rest of the site remained as a football facility with priority access afforded to Cromer Town FC, with other clubs able to hire the pitch on an ad-hoc basis.*
- 2.4 *Eventually, with Cromer Town FC struggling to run the club the pitch was returned to pay and play status in its entirety and bookings for this are currently handled by the Council's Leisure operator Everyone Active as part of the operation of Cromer Sports Centre.*

- 2.5 *Costs for the maintenance of this site sit with the Council as per the dual use agreement.*
- 2.6 *Since 2020 the car parking area situated alongside the football pitch has been leased to the NHS, originally for workers who were building on the hospital site and then subsequently as an overflow for hospital workers*
- 2.7 *An extension to this agreement has now been formalised allowing the NHS access to the car park from 6am-6pm Monday to Friday*
- 2.8 *Cromer Youth Football Club (CYFC) have for many years been seeking a home for their club. Since the late 80s they have been playing matches at various satellite sites across the district, including Fearn's Field, Northrepps, Southrepps, Bodham, East Runton and more.*
- 2.9 *There is a perception within the club that the Council has not done enough to help the club to find a home. However there has not been land available to provide a home.*
- 2.10 *The club are able to train within the town through the use of the All Weather Pitch situated at the Sports Centre. However, these facilities are reaching the end of their life.*
- 2.11 *A project is currently underway to install a 3G football pitch (which would be the first in North Norfolk) on the sports centre site in place of the current All Weather Pitch. The youth club would be a partner club in this project meaning that they would receive preferential booking and hire fees.*

### **3. Proposals and Options**

- 3.1. *A covenant exists on Cabbell Park requiring it to continue to be used for sport and recreation.*
- 3.2. *It is proposed that Cabbell Park could become the home of CYFC with the capital sum remaining used to build a basic clubhouse with kitchen and toilets and to ensure that the pitch and floodlights are in good condition.*
- 3.3. *With the introduction of the 3G pitch, and the additional grass pitches available to hire on the Academy site, the club would be able to run all their activity from here – training, matches and all subsidiary activities required to keep the club going. Something they have been seeking for over 30 years.*
- 3.4. *This proposal is supported by Norfolk FA who we are working alongside as part of the 3G pitch project.*
- 3.5. *The proposal would see the Cabbell Park site leased to the club, so they have full control of the management of the pitch and associated facilities.*
- 3.6. *The club would continue to hire the 3G pitch and extra grass pitches (on the Academy Site) as they do currently when required.*
- 3.7. *The NHS can continue to lease the car park area without affecting the potential club operations*

3.8. Officers were instructed following the previous paper to source further information regarding this project proposal and to provide a further update to include the potential scope of works and indicative costings

**Options:**

1. The necessary improvements are made, and additional facilities added, to Cabbell Park to enable CYFC to lease the ground and have a home for all of their football operations. The car parking area would be leased to the NHS from 6am-6pm Monday to Friday.
2. Do not follow option one and investigate further options for the site.

#### **4. Corporate Priorities**

1.1 *This proposal would support the Developing our Communities priority, in particular the following areas:*

- *Working with partners to promote healthy lifestyles and address the health inequalities faced by our communities.*
- *Creating active environments for all ages and abilities*
- *Championing North Norfolk as a place where residents and visitors can enjoy inclusive cultural opportunities and healthy leisure and sports activities*
- *Working with partners to support and develop participatory and community sports and cultural events*
- *Developing further the leisure facilities provided across the District*

#### **5. Financial and Resource Implications**

5.1. It is proposed that the capital sum held from the sale of land at the eastern end of the site to enable the building of a new medical centre should be used to complete the works required to deliver the proposed outcomes.

5.2. Discussions have been held (without prejudice) with Norfolk FA and CYFC about the proposal to gauge if it is an option that the club would like to consider and what the appropriate and necessary facilities should be.

5.3. The club have indicated their support of the idea assuming the proposal is achievable and the following indicative costs have been sourced to cover the identified necessary works and facilities:

Clubhouse (incl. kitchen, changing, social area & toilets):	£160,000
Electrical:	£20,000
UKPN:	£2,000
Plumbing/heating:	£20,000
Sewer Connection:	£20,000
Floodlight Works:	£10,000
Pathway:	£5,000
Total:	£237,000

5.4. A capital receipt is held of circa £360,000 from the sale of land to Med-Centres

- 5.5. The Council will generate an income from leasing the car park area to the NHS and the football facility to CYFC (both amounts TBC), and would make a saving on grounds maintenance for the site of around £3k.

**Comments from the S151 Officer:**

*The S151 Officer (or member of the Finance team on their behalf) will complete this section.*

**6. Legal Implications**

- 6.1 The transfer of this site to NNDC in 2015 did generate some legal challenges and difficulties. Therefore it would be prudent to re-visit the legal considerations surrounding the covenant ahead of pursuing the proposal.
- 6.2 This proposal was mentioned in the press in recent weeks which drew communication concerning the Trust Deed for the site and whether this was 'within the spirit of the deed'. It is understood that this has now been looked into further and the proposal does not contravene the trust deed in any way.

**Comments from the Monitoring Officer**

*The Monitoring Officer (or member of the Legal team on behalf of the MO) will complete this section. They will outline any legal advice provided.*

**7. Risks**

- 7.1. *There is a risk that the 3G pitch application on the adjacent Academy site does not get approved, which would mean that the overall concept of providing a 'home' for CYFC would be diminished somewhat. A 3G in this location has been identified as a strategic priority and funding set aside for it, therefore it would only likely be rejected based on issues with planning or similar. With a pitch and infrastructure already in place this risk is even further reduced.*
- 7.2. *Not pursuing this proposal could also provide some reputational risk to the Council. CYFC have felt that the Council has not previously done enough for football in the town, particularly the youth football, and therefore not carrying this forward could cause further reputational damage.*

**8. Net ZeroTarget**

- 8.1. *Construction of a new facility on this site would be carried out with the Net-Zero Targets in mind ensuring that it includes all possible energy efficient technology and systems available.*
- 8.2. *It is possible to argue also that by providing the Youth Football Club with a home the Council would be helping to reduce the Club's carbon footprint by*

*decreasing travel to the satellite sites in surrounding villages which are currently being used.*

## **9. Equality, Diversity & Inclusion**

## **10. Community Safety issues**

## **11. Conclusion and Recommendations**

- 11.1 CYFC have long sought a home within the town, having not had a facility of their own for over 30 years. The club currently run 20 teams catering for over 250 players aged 4-18, and have ambitions to grow even further.
- 11.2 The development of the club is dependent on quality facilities and a home to call their own. With the 3G pitch project in progress an opportunity exists to create a home for CYFC by providing clubhouse facilities and grass pitch provision on Cabbell Park Football Ground. A combination of the facilities on the adjacent sites would provide everything the club requires.
- 11.3 This is the first time in 30 years that a tangible option exists to provide a home for CYFC, a solution which will also maximise the use of Cabbell Park.
- 11.4 We are now in a position where we believe the project can be delivered within budget (the sum of the capital receipt) and the club have indicated their support for the project.

### **Recommendation:**

- 1. That cabinet instruct officers to deliver this project as outlined in this report, providing the necessary improvements and provision of additional facilities to Cabbell Park to enable Cromer Youth Football Club to lease the ground and have a home for all of their football operations.**