



**AYLESBURY**  
TOWN COUNCIL

# Aylesbury Community Sports Hub Feasibility Study – Summary Report

October 2023



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1	12/10/2023	Summary Report	T Pinnington	S Molden	Aylesbury Town Council

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It is not possible for The Sports Consultancy to guarantee the fulfilment of any estimates or forecasts contained within this report, although they have been conscientiously prepared based on our research and information made available to us at the time of the study.

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# INTRODUCTION AND METHODOLOGY



## INTRODUCTION

The Sports Consultancy, in partnership with Hadron Consulting and S&C Slatter, were appointed in December 2022 to conduct a feasibility study (to RIBA Stage 1) for Aylesbury Town Council (ATC).

The study identifies the options for the development of a new community sports hub at the former Fairford Leys Golf Course site adjacent to Fairford Leys Memorial Park & Football Pitches.

## PROJECT BACKGROUND

The project is required to identify the preferred facility mix for the development of a new community sports hub facility, including an FA Step 3 community stadium, to complement existing facilities in Aylesbury and to potentially provide a home venue for Aylesbury United and other local teams.

An initial review of the Playing Pitch Strategy (dated 2010) identifies the need to retain and improve football pitches in Aylesbury and the more recent Local Football Facilities Plan (2020), highlights the need for improved changing facilities at the site, additional grass pitches and an additional 3G pitch in Aylesbury.

There is potential for this project to deliver an FA step 3 facility capable of supporting the current and future needs of clubs playing at that level, as well as delivering new and improved training pitch for community and grass roots football clubs in the town.

This project, the first phase of the overall delivery, reviews options and feasibility in order to propose a masterplan and delivery schedule for the facilities.

## METHODOLOGY

A methodology was agreed, that is aligned to the project brief. The key stages of work are listed below:

- Background and policy review
- Stakeholder consultation
- Site mapping and catchment
- Needs analysis
- Brief development and facility mix
- Concept design and indicative masterplan
- High level cost estimates
- Initial revenue projections
- Risk analysis
- Procurement options and recommendations – consultant team, construction and operation
- Project delivery programme
- Reporting, presentation and next steps

The remainder of this report summarises the findings under each of these stages of work.

# BACKGROUND AND POLICY REVIEW



## STRATEGIC REVIEW

We have reviewed and summarised the key findings of the following strategic documents.

- Buckinghamshire Playing Pitch Strategy (2010)
- Local Football Facilities Plan - Buckinghamshire FA (2020)
- Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale Final Report (2017).

The key findings, relating to the proposed development are summarised in the following pages.

### Buckinghamshire Playing Pitch Strategy (2010):

One important factor to note is the last time this strategy was updated was in 2010. Buckinghamshire Council commissioned an update to be prepared from March 2018 to May 2019, however work reportedly stalled and there has been no further update since. We understand that the updated Playing Pitch Strategy should be available later in 2023. As a result, we have reviewed the 2010 Playing Pitch Strategy, as this is the latest published version available.

### **Grass Pitches:**

- Overall, the current level of grass football pitch provision within Aylesbury Vale is at a level to meet known demand, with several small exceptions that are geographically specific.
- In terms of Aylesbury Urban area (Aylesbury town), the current supply and demand is met. By 2026 there will be a demand of an extra 14 adult and 7 mini pitches needed.
- Access to and availability of winter training facilities is an identified issue.

### **Artificial Turf Pitches:**

- Both Hockey and Football clubs have identified the need for an additional floodlit Synthetic Turf Pitch within the Aylesbury Urban Area, together with improvements to the existing pavilion on the Meadowcroft site
- Future population growth indicates that a further full size 3G will be required in the Aylesbury Urban Area.

### Local Football Facilities Plan - Buckinghamshire FA (2020):

Future football development priorities for Aylesbury Vale are:

- Adult male retention
- Female pathway – youth to adult
- Adult male recreational football growth
- Futsal and indoor football.

These development priorities have been matched with 4 investment priorities:

- 3G pitches
- Improved grass pitches
- Changing room pavilions / clubhouses
- Small-sided facilities.

### **Proposed Projects:**

#### **3G Pitches**

- Mandeville School
  - The pitch is used by Aylesbury United and will need to be replaced in the next few years.
- North Aylesbury 3G Project
  - Due to the high level of affiliated football in the town of Aylesbury and the current shortfall, it was felt that a fourth pitch is required, particularly to support Aylesbury Vale Dynamos who are currently

having to resort to a sand dressed facility at Meadowcroft.

## **Improved Grass Pitches/Changing Room Pavilions - Clubhouses**

- Bedgrove Park
  - Poor quality pitches and changing provision, investment required
- Edinburgh Playing Fields
  - Poor quality pitches and changing provision, investment required
- Fairford Leys Park
  - Poor quality pitches and changing provision, investment required
- Haywood Way
  - Poor quality pitches and changing provision, investment required
- Meadowcroft
  - Poor quality pitches and changing provision, investment required.

## **Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale Final Report (2017)**

The assessment of open space, sport and recreation needs for Aylesbury Vale provides a review and update of the 2012 Assessment examining new information, standards and policies relating to open space, sport and recreation facilities in the district, and taking account of the housing proposals at the time.

The assessment included a review of sports hall needs. It stated that within Aylesbury Strategic Settlement (33,300 additional people) the need was equivalent to an additional 9 badminton court hall or 2.25 four court sports halls to the qualitative standards specified. New Settlement (11,250 additional people) the need equivalent to an additional 3.12 badminton court hall or 0.78 of a four court sports halls. Therefore, the total shortfall projected at the time was in excess of 12 courts.

While the findings from this assessment are noted, the findings are dated. An updated Indoor Sports Facility Strategy is needed to provide a more accurate and up to date assessment of current and future supply and demand in the district.

## **OVERALL SUMMARY OF FINDINGS**

The new Buckinghamshire Council was established in 2020. It has not yet completed an up to date Playing Pitch Strategy or Indoor Sports Facility Strategy. Therefore, the existing strategies are dated and unlikely to represent the current situation accurately. Therefore, the recommendations within them should be treated with some caution. However, using the existing strategies the following conclusions can be drawn in relation to the main facilities being considered for the community sports hub:

**3G Pitches** – The Playing Pitch Strategy indicates the need for one additional artificial turf pitch to meet future demand. The LFFP also identifies the need for an additional 3G pitch for North Aylesbury.

**Sports Halls** - The assessment of open space, sport and recreation needs for Aylesbury Vale identified a total shortfall in excess of 12 badminton courts, which is equivalent to 3 x 4 court sports halls.

The findings from the review of the background information and relevant policy documents have been used to inform the development of the masterplan options in this study. Due to the outdated nature of these reports the stakeholder consultation should carry greater weight, as it is a better reflection of the current situation in the Aylesbury area.



# STAKEHOLDER CONSULTATION



## INTRODUCTION

Stakeholder consultation was completed with the following strategic organisations, agreed with ATC in order to provide clarity on the facility mix for the site:

- Client team (Aylesbury Town Council and HS2 / EKFB)
- Sport England
- Buckinghamshire Council
- Buckinghamshire FA
- England Netball
- England Golf
- Buckinghamshire Cricket
- Aylesbury United Football Club (including BASE, Ladies, Girls and Youth sections)
- Aylesbury United Supporters Club
- Aylesbury Vale Dynamos Football Club
- Stoke Mandeville Football Club
- Active in the Community
- Aylesbury District League (Football)
- Aylesbury Netball League.

## NATIONAL GOVERNING BODIES AND COUNCIL STAKEHOLDERS

The majority of these consultees were provided with the initial facility mix and concept plans and were asked to provide comments and feedback on the need for the proposed facilities, design and management of the facilities. A summary of the key findings from this consultation is contained in the following pages.

### Sport England

Commented that National Governing Bodies (NGBs) for the main sports and Buckinghamshire Council should discuss the needs, priorities, issues and opportunities for the area. The lack of a current Playing Pitch Strategy and Indoor Sports Facility Strategy for the area was highlighted.

Sport England stated that Aylesbury is a real priority area for a lot of the governing bodies given the planned growth of the town and surrounding area. So there would be significant interest in improving facilities. They also noted that there are also related projects going on elsewhere, potential for redevelopment of the RAF Halton site. Sport England is keen to be updated, as the project progresses, and to provide further advice to the Buckinghamshire Council at the right stage.

### Buckinghamshire Council (project lead re Gardenway project)

The Gardenway project is to develop a 20km orbital park around Aylesbury. The project has had significant work completed on it but remains a vision at this stage. The work to date is the result of significant consultation, including with ATC and many other stakeholders in the town.

16,000 new homes to be developed in the next 20 years, as part of the Garden Town development. The Gardenway will create a route for different modes of green transport around the town. The new community sports hub site could be a key site on the route to the west of the town, with the route likely to pass along the line of the green corridor between the proposed site and the housing to the east. The availability of social and meeting space at a sports hub could benefit user of the Gardenway and should be carefully considered as the design progresses. Buckinghamshire Council is keen to assist ATC, as the project develops.

### Buckinghamshire Council (Leisure Services)

Generally supportive of the proposals for the community sports hub. Buckinghamshire Council is willing to share emerging findings from the draft Playing Pitch Strategy, when these are available. The Council raised some

concerns re the long term management arrangements and how the project could be financially viable, as this may be difficult to achieve, particularly if managed by a community football club.

Buckinghamshire Council is keen to be consulted further as the project progresses and to understand the financial viability. It cautioned against accepting the comments from clubs re usage, as many had existing relationships with other local providers. They also raised the potential for use of the indoor facilities for social functions and events, when not being used for academy activities.

## **Buckinghamshire FA**

Buckinghamshire FA is very supportive of the project and providing football facilities that will allow Aylesbury United to return to Aylesbury after several years of being a nomadic club. The club requires a 'Step 3' facility to support current activity and to accommodate potential promotion. The quality of the 3G pitch surface will be a key issue. If it is a 'FIFA Pro' standard this could impact the playing time / or sinking fund allowance as playing time would either need to be limited or the sinking fund allowance increased to allow for replacement in 4 - 5 years instead of 8-10 years.

They commented that 2 new 3G pitches have been developed on education sites (St Michaels and Kingsbrook) and other potentially being re-surfaced at Mandeville and North Aylesbury. The FA agreed that netball is a priority for the proposed sports hall. However, indoor football/futsal is not a currently a strategic priority for the FA.

They also mentioned that the neighbouring grass pitches require improvement and the FA would support a change of ownership to facilitate this. The proposed 3G pitch could increase capacity significantly and reduce wear on the grass pitches in the area. The FA would be generally supportive of the proposed Step 3 facility and associated football academy, subject to community use also being available to other clubs and user groups in the area.

## **Buckinghamshire Cricket**

Buckinghamshire Cricket is fully supportive of indoor cricket provision, with a proposed sports hall. They commented that there is a strong local need, with a shortage of facilities in the area and a strong club network. Aylesbury is a strong location in the centre of the County. The sports hall would require appropriate flooring, 4 x nets and possibly strength and conditioning gym for 8 -10 people. The structure could be a traditional construction, or perhaps a lower cost dome structure. Buckinghamshire Cricket is happy to be involved further as the project progresses.

## **England Netball**

England Netball is fully supportive of indoor netball court and potentially and outdoor floodlit courts. They suggested there is a strong local need, with a shortage of facilities in the area, with a strong club and league network. There are 5 divisions in the local league and they play at indoor venues. There are currently significant challenges for clubs in accessing indoor courts at education sites. Cost of hire will be an issue for members, so the facilities need to be affordable. Clubs would most likely take on 12 month bookings at set times and usage could be from after school to late evening.

England netball would also book the space for it's programme of activities, with coach and officials education at evenings and weekends. They would also be interested in use of classroom and social facilities, when available. Overall, they are supportive of the project and clear there is a strong need.

## **England Golf**

England Golf stated that they will retain an interest in the future of the site, even though the course closed several years ago (c.2018). Sport England is also likely to consult with them, when the project progresses to the planning stage, so we should continue to engage with England Golf, so we are clear what issues they may have with use of the old golf course for an alternative development.

## LOCAL AND CLUB CONSULTATION

### Active in the Community

Active in the Community is very supportive of the proposals, stating there is clear need for additional 3G pitches and sports halls in the area. Active in the Community manage a range of school sites in the area and runs activities to increase sport and physical activity. The current pitches and halls it operates are fully utilised and more capacity is needed.

They commented that an 8 court hall would be a good asset for groups in the area. If a 4 court hall is provided, it should be sized for futsal, as there are no suitable facilities in the town. They also mentioned that there is strong need for indoor cricket nets but these can be hard to accommodate, as they only run for 6 months per year. Other spaces that would be helpful to include in a sports hub are:

- Flexible space for mum and toddler groups
- Café / servery for users and passers by would be good to offer at busy periods
- The kitchen should be linked to the activity spaces, if possible to allow flexibility of use for functions and events

Active in the Community is keen to support via management of community facilities, if there is an opportunity for them to work with ATC. It has a strong track record of managing facilities in the area and good relationships with potential user groups across Aylesbury.

### Aylesbury Vale Dynamios

Fully supportive of the proposed facilities. The club runs 36 teams from U5 to adult team, with over 700 members. Women and girls football demand has increased significantly. The club has its own facilities but these are prone to flooding during wet periods. Generally, there is a lack of pitches in the area and

More 3G pitches are needed. Cost of hire of artificial pitches is an issue. The new 3G pitch at Kingsbrook has been very helpful for the club and they use it for 16 of their teams. The club also mentioned that there is significant interest in basketball and that indoor hall space would be very good for accommodating basketball in Aylesbury, as provision is currently very limited.

### Aylesbury United Football Club Supporters Club 21 Century Ducks

The Supporters Club has a 38% share in the club. Currently, they have 78 members made up of volunteers and supporters. Average attendances for home games are c.300, despite the club playing outside Aylesbury. There are over 800 playing members in all sections of the club. The Supporters Club anticipates future attendances of 400-500, if based in Aylesbury. Spectator provision is important including stands directly behind the goal. Transport links to the ground should be explored, as many supporters are older. It would be helpful if there is a bus route to the site for matchdays. A media box and area for announcements to be made should be added to the facility mix.

The new facilities should aim to be carbon neutral. Other suggestions for the wider site included facilities for the local community e.g. community orchard, play areas and possibly skatepark.

### Aylesbury United Football Club (AUFC)

AUFC is supportive of the plans and also mentioned the need a large function room for 150-200 people, as nothing of this size in the town, small S&C gym and media/announcement room for matchdays. This could be use of a small meeting room. Most other comments related to the management of the site. The club have thoughts on this and will provide these. They will provide a business plan for the site for ATC to review.

AUFC is also supportive of the sports hall and keen to explore how this could be managed with netball and others users. This could include a netball academy, as well as the football academy run in partnership with BASE. Teaching spaces are non-traditional and would need flexible teaching spaces

and break out areas etc.

## **Aylesbury District League (Football)**

Aylesbury District League commented that the town desperately needs the proposed Step 3 football facilities, to support football in Aylesbury with a strong need for youth and adult pitches. They commented that Aylesbury Dynamos pitches are located in a flood plain and are prone to flooding. There is also a longstanding need to bring Aylesbury United back to the town.

They commented that, in their view, Buckinghamshire Council does not maintain the grass pitches well in the area including Fairford Leys. The league would welcome these pitches being improved, as they have been neglected for circa 20 years. Currently, all league finals (6 in total) have to be played outside the area, in Tring, due to a lack of suitable facilities in Aylesbury.

## **Aylesbury Netball League**

The league stated that there is a clear need for a 1 or 2 netball court hall to accommodate league use. The only similar venue is Stoke Mandeville and local schools which are problematic from an access perspective. Many of the facilities are not the correct dimensions and have unsuitable flooring. They have 45 teams in the senior league, with 5 divisions across 4 venues. Youth leagues has 8 teams across 2 venues. There are regularly problems with access and unavailability at very short notice. The league is at fully capacity and can't accommodate more play. Other activities include back to netball, social and walking netball activities as well as holiday camps. They comment that the sports hall could be heavily utilised for training and matches. They would also support the establishment of an education/netball academy at the site.

## **NETBALL CLUB QUESTIONNAIRES**

Following consultation with Aylesbury Netball League, an online consultation questionnaire was circulated to all member clubs. The results of the consultation are included in Appendix 1 and a summary of the key findings is listed below. These highlight the significant support for the proposed indoor netball courts from the clubs.

- 17 responses were received from members of 14 different clubs, which range from 11 to 250 members. The number of clubs demonstrates a strong netball interest in the area. The average membership of the clubs included in the survey was 45.
- 94%, do not have security over their use of facilities and are instead reliant on booking courts for each session. Only one club responded that they do have security of tender at their permanent home venue.
- Half the respondents said that their club does not have enough time and space to meet its needs at existing facilities. This shows a clear demand for further netball facilities in the area.
- Most responders, 59%, anticipated that their club will grow in the next 5 years and require additional access to facilities, whilst 41% predicted no change in demand for facilities. None expected their club's facility needs to shrink over the next 5 years.
- All 17 responders said they were supportive of the proposed new indoor netball facilities at the Aylesbury Community Sports Hub. This shows a clear demand for further netball facilities in the area.
- Facility access and availability was the most common answer, with financial cost and lack of appropriate facilities the next most prominent.
- The clubs have indicated collectively over 15.5 hrs of booking in a typical week for training and matches, with a number of clubs seeking slots at the same time.



## OVERALL SUMMARY OF FINDINGS

The results of the consultation show significant support for the project from NGB and strategic stakeholders. The proposed facilities are welcomed and NGBs are keen to be involved further as the project develops. Several comments were received highlighting issues that should be considered in relation to programming, management and financial viability.

The club consultation also provided strong support for the proposed facilities. The challenge in meeting club needs will be accommodating use by all the clubs that have indicated a wish to use the facilities at an affordable cost.

Management of the site will involve satisfying a range of competing needs, due to the high level of needs that has been identified. It will be important ATC works closely with the potential user clubs and organisations, as the project develops, to manage the expectations of these groups. This supports the principle of the site being managed by an independent operator (e.g. ATC) as opposed to a sports club, which could dominate use of the facilities at the possible exclusion of other clubs and potential user groups

# SITE MAPPING AND CATCHMENT

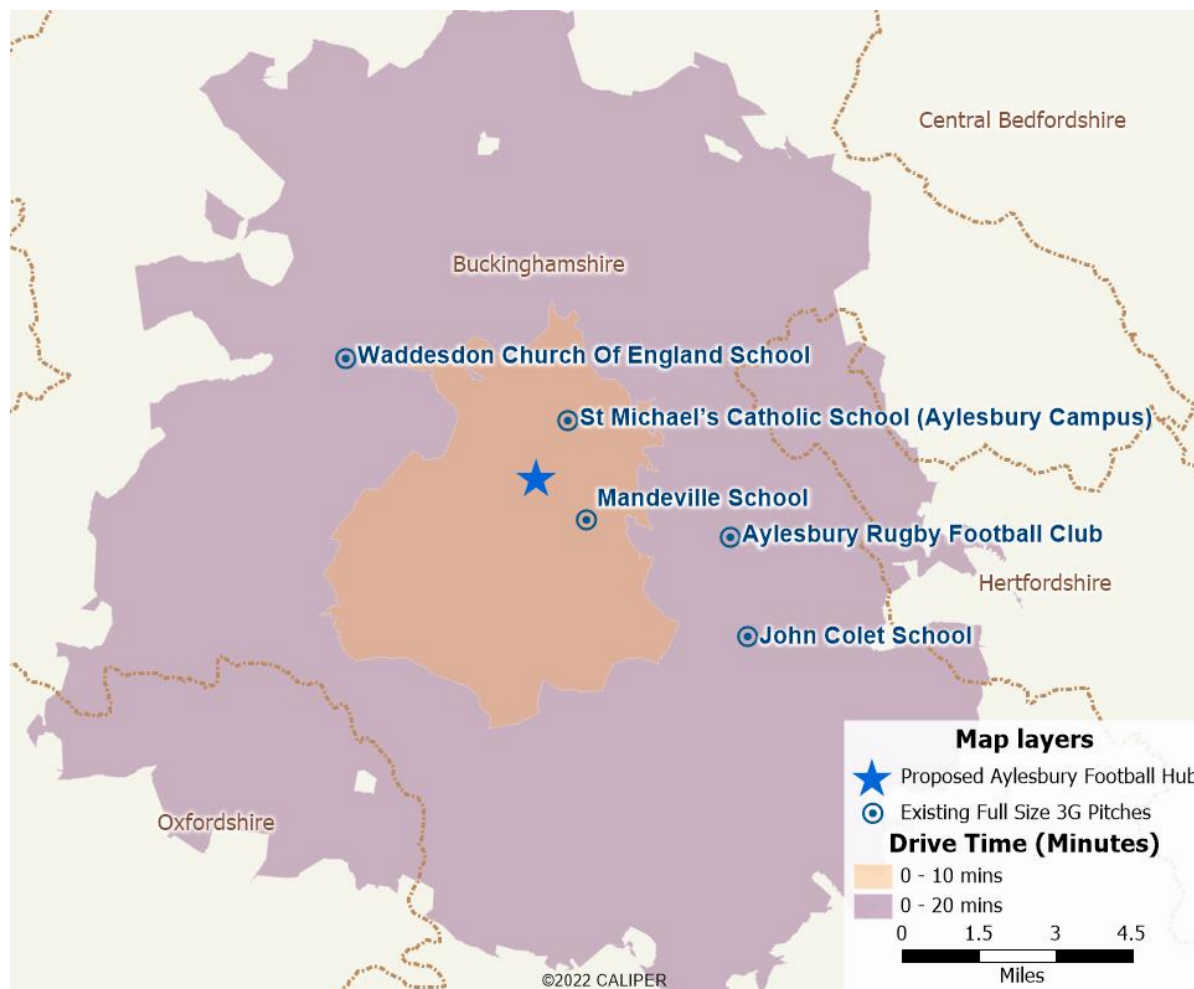


## FULL SIZE 3G PITCH MAPPING

We have completed an audit and mapping of the existing, full size artificial turf pitches within 10 and 20 minute drive times.

The results show a total of five pitches. Two pitches are located within a 10 minute drive time of the proposed site. Three are located within a 20 minute drive of the site. This demonstrates the relative lack of 3G pitches within a 0-20 minute drivetime of the proposed site.

Site Name	Facility Sub Type	Area
MANDEVILLE SCHOOL	3G Pitch	6388
ST MICHAEL'S CATHOLIC SCHOOL (AYLESBURY CAMPUS)	3G Pitch	7350
AYLESBURY RUGBY FOOTBALL CLUB	3G Pitch	6000
WADDESدون CHURCH OF ENGLAND SCHOOL	3G Pitch	6400
JOHN COLET SCHOOL	3G Pitch	7350



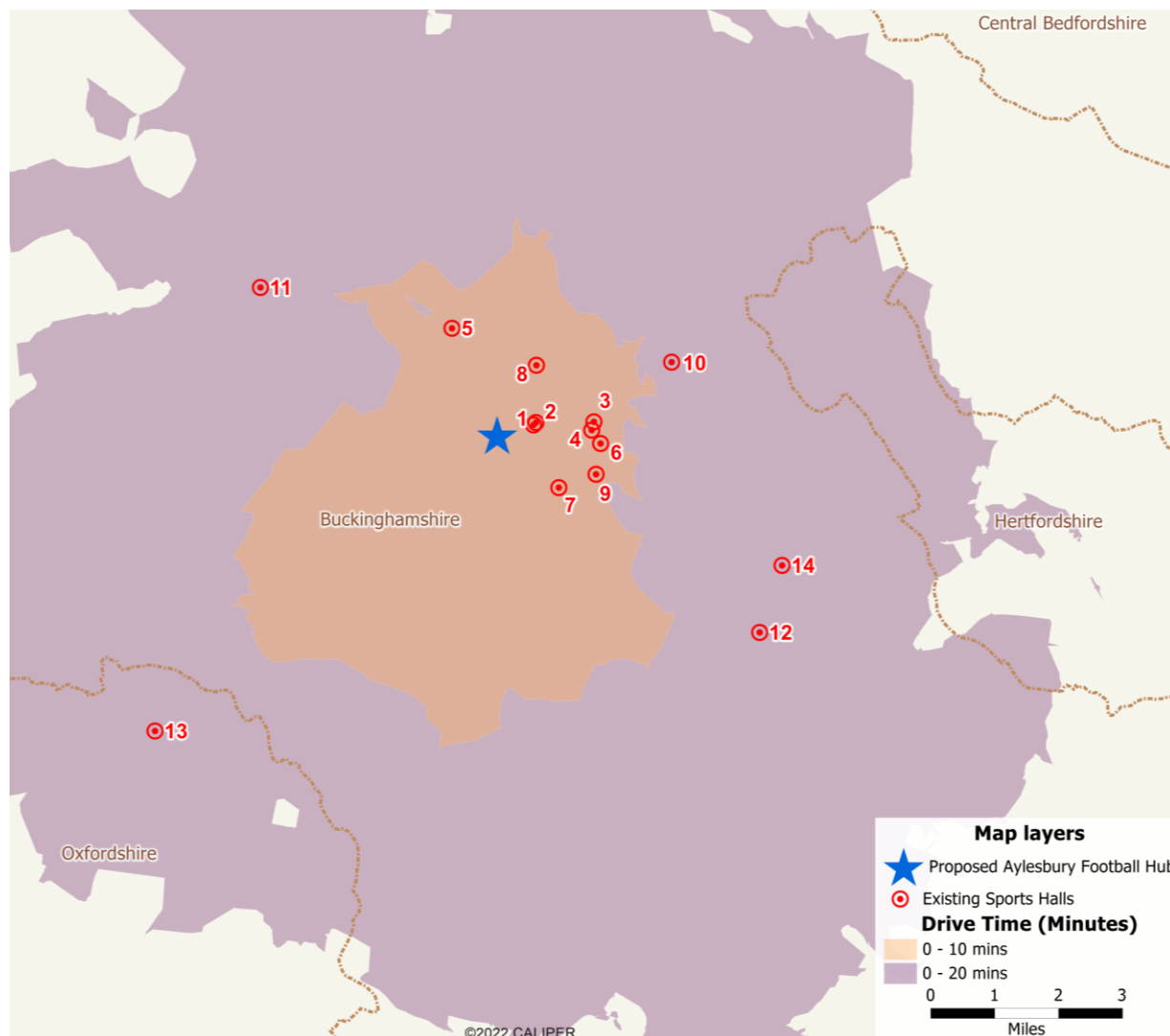


## SPORTS HALL MAPPING

We have completed an audit and mapping of the existing sports halls within 10 and 20 minute drive times.

The results show a total of fourteen sports halls. Nine halls are located within a 10 minute drive time of the proposed site. Five are located within a 20 minute drive of the site. This shows a relatively good range of facilities. However, these are all 4 court halls, apart from one 12 court hall at Stoke Mandeville Stadium & Olympic Lodge.

A list of the facilities included in the mapping is summarised in the table on the following page. This shows that twelve of the sites are on education sites and two are not, one being located on a trust site and the other on an MOD site. Three of the sites are classified as 'Private use', which leads to restricted access.



ID	Site Name	Badminton courts	Changing Rooms	Management Type
1	Aylesbury College	4	Yes	School/College/University (in house)
2	Sir Henry Floyd Grammar School	4	Yes	School/College/University (in house)
3	Aylesbury Grammar School	4	Yes	School/College/University (in house)
4	Aylesbury High School	4	Yes	School/College/University (in house)
5	Aylesbury Vale Academy	4	Yes	School/College/University (in house)
6	Grange School (Aylesbury)	4	Yes	School/College/University (in house)
7	Mandeville School	4	Yes	School/College/University (in house)
8	St Michael'S Catholic School (Aylesbury Campus)	4	Yes	School/College/University (in house)
9	Stoke Mandeville Stadium & Olympic Lodge	12	Yes	Trust
10	The Kingsbrook School	4	Yes	School/College/University (in house)
11	Waddesdon Church Of England School	4	Yes	School/College/University (in house)
12	John Colet School	4	Yes	School/College/University (in house)
13	Lord Williams'S School (Lower School)	4	Yes	School/College/University (in house)
14	Raf Halton	4	Yes	MOD

# FACILITY MIX AND INDICATIVE MASTERPLAN



## FACILITY MIX

Based on the findings of the previous stages of work, an indicative site masterplan has been designed to show the recommended site layout of the facilities identified in the facility mix, which is included in the opposite table. This facility mix, is based on the facilities identified during the previous stages of work, including consultation with NGBs and potential user clubs.

These facilities are the starting point for the 4 options that have been developed. These options are contained in the following page. The elements of the facility mix that changes, across the options, are highlighted in green.

### Clubhouse

Changing

Café/bar/social

Kitchen

External servery/kiosk

WCs

Office

Classroom

Strength and conditioning gym

Storage

Plant

Circulation

### Sports Hall

Sports hall (4 or 8 court)

### Stadium Pitch ( FA Step 3)

Fill sized 3G pitch, floodlight and fencing

### External Works

Floodlit Netball MUGA

Macadam Car park (120 spaces)

Access Road



	1 - Football Only	2 - Football and 4ct Hall	3 - Football and 8ct Hall	4 - Football, 4ct Hall & Outdoor Netball/MUGA
<b>Clubhouse</b>				
Changing	2 x changing rooms	4 x changing rooms	4 x changing rooms	4 x changing rooms
Café/bar/social	Area for 200 people	Area for 200 people	Area for 200 people	Area for 200 people
Kitchen	Include	Include	Include	Include
External servery/kiosk	Include	Include	Include	Include
WCs	Include	Include	Include	Include
Office	Small office	Small office	Small office	Small office
Classroom	2 x classrooms	2 x classrooms	2 x classrooms	2 x classrooms
Gym	25 Station Gym	25 Station Gym	25 Station Gym	25 Station Gym
Storage	Include	Include	Include	Include
Plant	Include	Include	Include	Include
Circulation	Include	Include	Include	Include
<b>Sports Hall</b>				
Sports hall	No hall	4 court hall	8 court hall	4 court hall
<b>Stadium Pitch (FAStep 3)</b>				
Fill sized 3G pitch, floodlight and fencing	Include	Include	Include	Include
<b>External Works</b>				
Floodlit Netball MUGA				Floodlit MUGA for Netball etc
Macadam Car park	120 spaces	120 spaces	120 spaces	120 spaces
Access Road	Include	Include	Include	Include
Lighting	Include	Include	Include	Include
CCTV	Include	Include	Include	Include
Litter bins	Include	Include	Include	Include



## INDICATIVE MASTERPLAN

The facility mix and indicative masterplan is aimed at maximising the provision of pitch areas within the constraints of the site, as well as minimising the impact of the facilities on the local area. The following plans show the potential arrangement of the buildings and concept floor plans for each option and some present images of similar buildings.

# FLOOR PLAN – OPTION 1



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Notes:



REV.	DATE	DESCRIPTION	BY
A	23.02.23	Revised plan with 120 seats only	SP
B	27.02.23	Layout revised, medical room added, stands added	SP
C	13.03.23	Change 150 seats	SP
D	03.04.23	Update plan	SP


  
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Prepared by:  
**Aylesbury Town Council**  
**Aylesbury Community Sports Hub**

Proposed Layout Plan  
**Option 1 Football Only**  
 1010 (03) 021 D

# FLOOR PLAN – OPTION 2 AND 4



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Notes:





# FLOOR PLAN – OPTION 3



THE SPORTS CONSULTANCY

Notes:



REV.	DATE	DESCRIPTION	BY
1	20/03/23	Issue for	SP

THE SPORTS CONSULTANCY  
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Prepared by:  
**Aylesbury Town Council**  
**Aylesbury Community Sports Hub**

Proposed Layout Plan  
 Option 4 Football & Eight Court Hall

NO.	DATE	REV.	BY
1010	(03) 023	A	

# PRECEDENT IMAGES



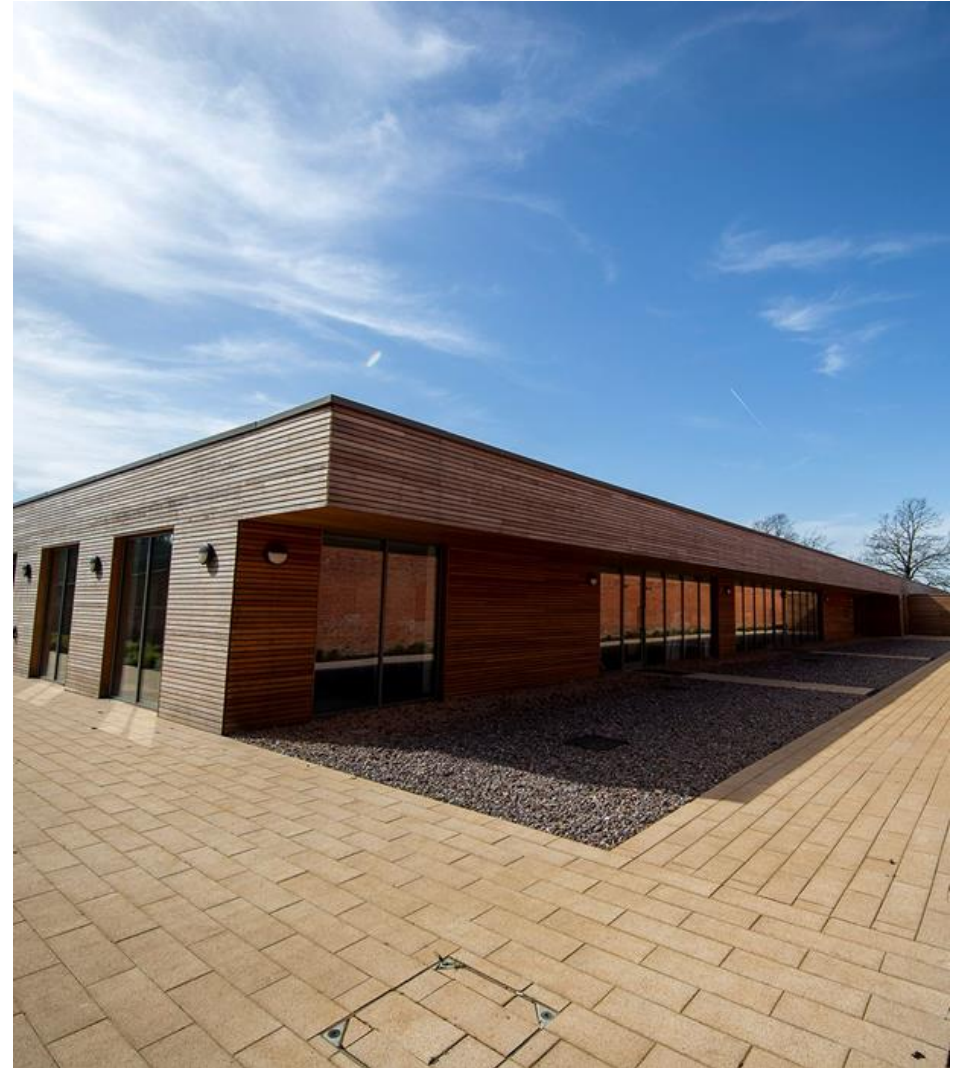


# PRECEDENT IMAGES





# PRECEDENT IMAGES



# HIGH LEVEL OPTIONS APPRAISAL





## INTRODUCTION

The options for the future facility provision have been considered. A simple scoring exercise was completed for each option against the criteria listed in the left hand column, to provide an objective steer on the preferred facility option(s). A score of 0-5 (0 being no fit with the criteria and 5 being a strong fit) was applied to each and a total score calculated for each option.

## CONCLUSIONS OF SCORING

There is little difference between the options, in terms of the results of scoring. However, the highest scoring facility options are Option 1 and Option 4 followed by Option 2 and 3, due mainly to the higher capital cost and the forecast operating deficit for these options. The choice of the preferred option is likely to be driven by the budget available. This will become clearer in the coming months, as ATC engages with potential funders.

Need and Impact Criteria (scored from 0-5)	Option 1 - Football Only	Option 2 - Football and 4ct Hall	Option 3 - Football and 8ct Hall	Option 4 - Football, 4ct Hall & Outdoor Netball/MUGA
Meeting a clear strategic need	5	4	4	4
Meeting needs identified by stakeholders	4	5	5	5
Flexibility to provide for multi-sport	3	5	5	5
Financial sustainability	3	1	1	3
Capital / affordability	4	3	2	3
Complements existing local provision	5	4	4	4
Level of contribution to wider health and wellbeing agenda	3	4	5	4
Overall financial deliverability	4	3	2	3
<b>Total Score</b>	<b>31</b>	<b>29</b>	<b>28</b>	<b>31</b>
<b>Rank</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>1</b>

# CONCLUSIONS AND RECOMMENDATIONS



# CONCLUSIONS AND RECOMMENDATIONS



## FINDINGS FROM THE NEEDS ASSESSMENT

Overall, the work completed to date demonstrates that there is a strong level of need and support for the proposals. In particular:

- The findings from the strategic review and relevant policy documents have been used to inform the development of the options in this study. Due to the outdated nature of these reports, the stakeholder consultation should carry greater weight, as it is a better reflection of the current situation in the Aylesbury area.
- The results of the stakeholder consultation, completed to date, show significant support for the project from NGB and strategic stakeholders. The proposed facilities are welcomed and NGBs are keen to be involved further as the project develops. Several comments were received highlighting issues that should be considered in relation to programming, management and financial viability.
- The club consultation also provided strong support for the proposed facilities. The challenge in meeting club needs will be accommodating use by all the clubs that have indicated a wish to use the facilities at an affordable cost. Management of the site will involve satisfying a range of competing needs, due to the high level of needs that has been identified. It will be important that ATC works closely with the potential user clubs and organisations, as the project develops, to manage the expectations of these groups. This supports the principle of the site being managed by an independent operator (e.g. the Town Council) as opposed to a club, which could dominate use of the facilities at the possible exclusion of other clubs and potential user groups.

## FACILITY MIX

Following conclusion of the needs assessment work, the facility options listed on the opposite table were developed to provide several options for consideration.

	1 - Football Only	2 - Football and 4ct Hall	3 - Football and 8ct Hall	4 - Football, 4ct Hall & Outdoor Netball/MUGA
<b>Clubhouse</b>				
Changing	2 x changing rooms	4 x changing rooms	4 x changing rooms	4 x changing rooms
Café/bar/social	Area for 200 people	Area for 200 people	Area for 200 people	Area for 200 people
Kitchen	Include	Include	Include	Include
External servery/kiosk	Include	Include	Include	Include
WCs	Include	Include	Include	Include
Office	Small office	Small office	Small office	Small office
Classroom	2 x classrooms	2 x classrooms	2 x classrooms	2 x classrooms
Gym	25 Station Gym	25 Station Gym	25 Station Gym	25 Station Gym
Storage	Include	Include	Include	Include
Plant	Include	Include	Include	Include
Circulation	Include	Include	Include	Include
<b>Sports Hall</b>				
Sports hall	No hall	4 court hall	8 court hall	4 court hall
<b>Stadium Pitch (FAStep 3)</b>				
Fill sized 3G pitch, floodlight and fencing	Include	Include	Include	Include
<b>External Works</b>				
Floodlit Netball MUGA				Floodlit MUGA for Netball etc
Macadam Car park	120 spaces	120 spaces	120 spaces	120 spaces
Access Road	Include	Include	Include	Include
Lighting	Include	Include	Include	Include
CCTV	Include	Include	Include	Include
Litter bins	Include	Include	Include	Include



## OPTIONS APPRAISAL SCORING

A simple scoring exercise was completed for each option against a number of criteria to provide an objective steer on the preferred facility option(s). There is little difference between the options, in terms of the results of scoring. However, the highest scoring facility options are Option 1 and Option 4 followed by Option 2 and 3, due mainly to the higher capital cost and the forecast operating deficit for these options. The choice of the preferred option is likely to be driven by the budget available. This will become clearer in the coming months, as ATC engages with potential funders.

## RECOMMENDED NEXT STEPS

Further engagement should be completed with Buckinghamshire Council, NGBs, Sport England, partner clubs and other potential user clubs and organisations, as the project develops, to firm up the use of the proposed facilities. The work completed during this study represents the initial feasibility stage in developing the new facilities. The next stages of work are set out in the project programme and involve completion of a more detailed feasibility and design development, followed by development through the subsequent stages of design development and delivery. The main stages of work going forward as follows:

- Complete further work to secure the site for the development.
- Select a preferred option(s) for further development.
- Agree the procurement of the professional team to develop the project.
- Further consultation with strategic consultees and potential user clubs to test any changes to the proposed facility mix and design, before agreeing a final mix.
- Develop concept plans to RIBA Stage 2.
- Complete updated capital cost estimates by a cost manager.
- Refine the management proposals.

- Refine the programme of use.
- Complete 10 year revenue projections, reflecting any changes to the facility mix, management and programming.
- Assess the funding and affordability of the project and identify potential sources of funding.
- Complete a review of key risks and issues.
- Define a realistic project delivery programme, including prioritisation and possible phasing of facility development.
- Based on the information above, assess the financial viability of the project and stakeholder support before proceeding to the next stage of development (RIBA Stage 2).

# APPENDIX 1 – NETBALL CLUBS QUESTIONNAIRE



# NAME OF CLUB & MEMBERSHIP NUMBERS?



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This table shows which netball clubs were represented in the survey and how large they are.

17 responses were received from members of 14 different clubs, which range from 11 to 250 members. The number of clubs demonstrates a strong netball interest in the area.

The average membership of the clubs included in the survey was 45.

What is the name of your club/organisation	How many active/playing members does your club currently have
Flames Netball Club	63
Jubilees	12
Long Crendon Netball Club	35
Foxes Netball Club	11
Kites - Thame	25
SAS Netball	100+
Vale Vixens	12
Aylesbury Youth Netball League	10 teams
Aylesbury lions netball club	14
Wingrave Netball Club	250
Vale Vixens	12
Bedgrove	34
Vale Vixens	12
Vale Vixens	11
Chesham Stags	90
Quainton Netball Club	23
All Blacks Netball Club	28

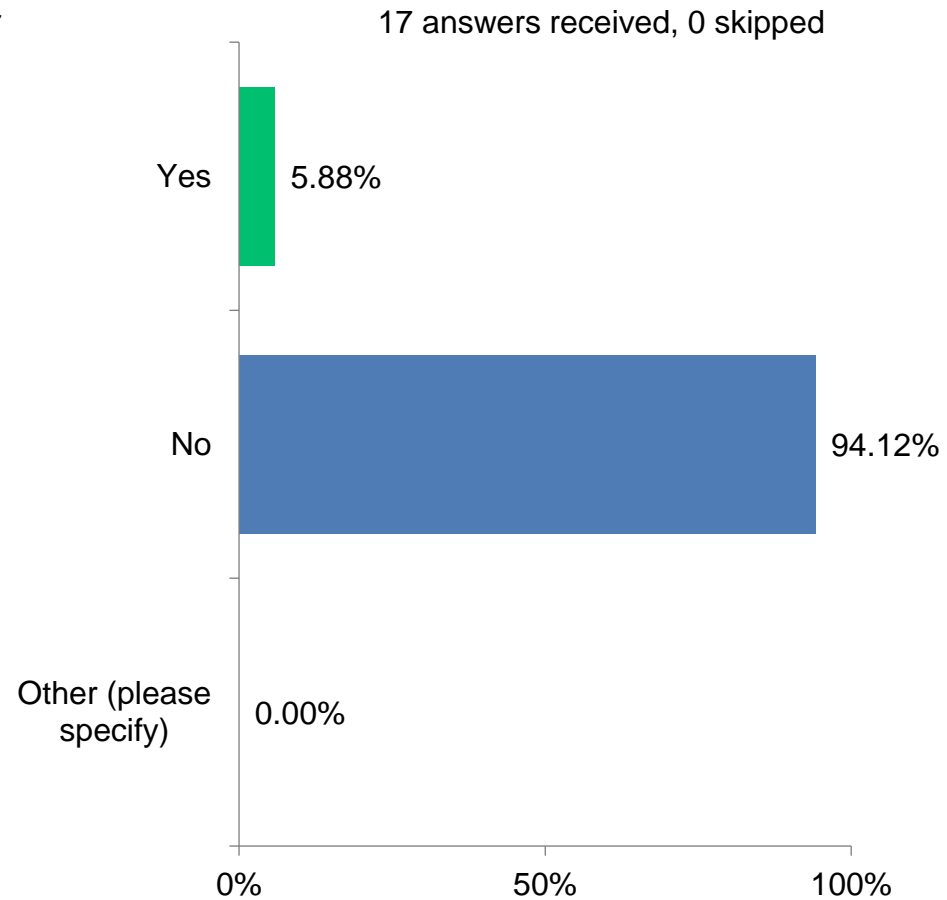
# DOES YOUR CLUB HAVE A PERMANENT HOME VENUE THAT IT HAS SECURITY OF TENURE OVER?



THE SPORTS CONSULTANCY

The response to this question shows that the vast majority of clubs, 94%, do not have security over their use of facilities and are instead reliant on booking courts for each session.

Only one club responded that they do have security of tender at their permanent home venue.



# DOES YOUR CLUB CURRENTLY HAVE ENOUGH TIME AND SPACE AT EXISTING FACILITIES YOU USE TO MEET ITS CURRENT NEEDS?

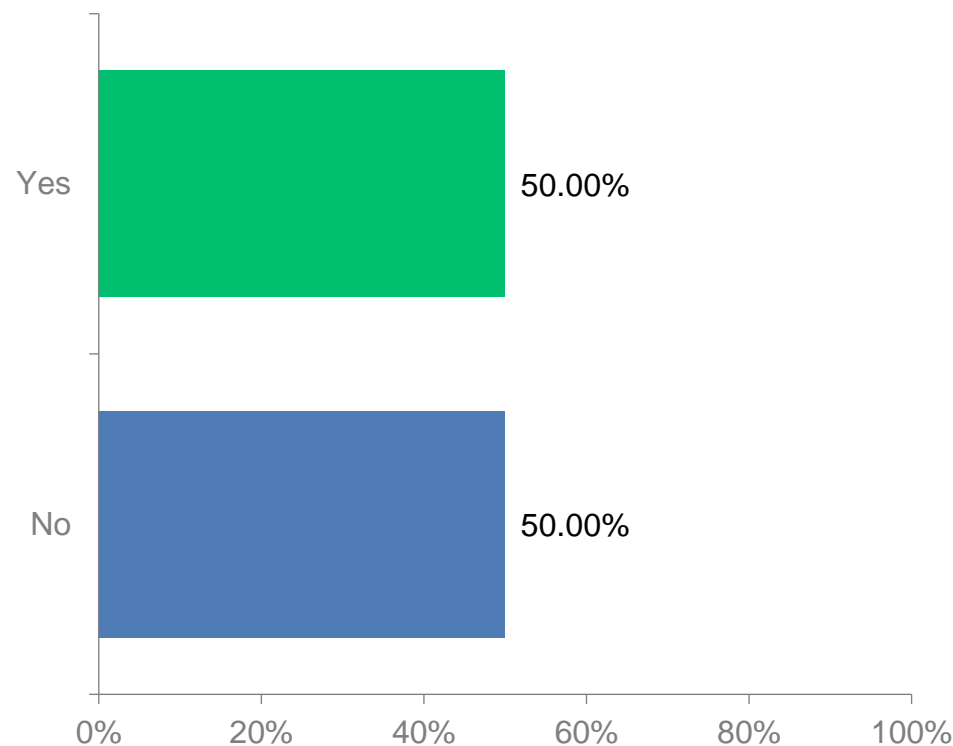


THE SPORTS CONSULTANCY

Half the respondents said that their club does not have enough time and space to meet its needs at existing facilities.

This shows a clear demand for further netball facilities in the area.

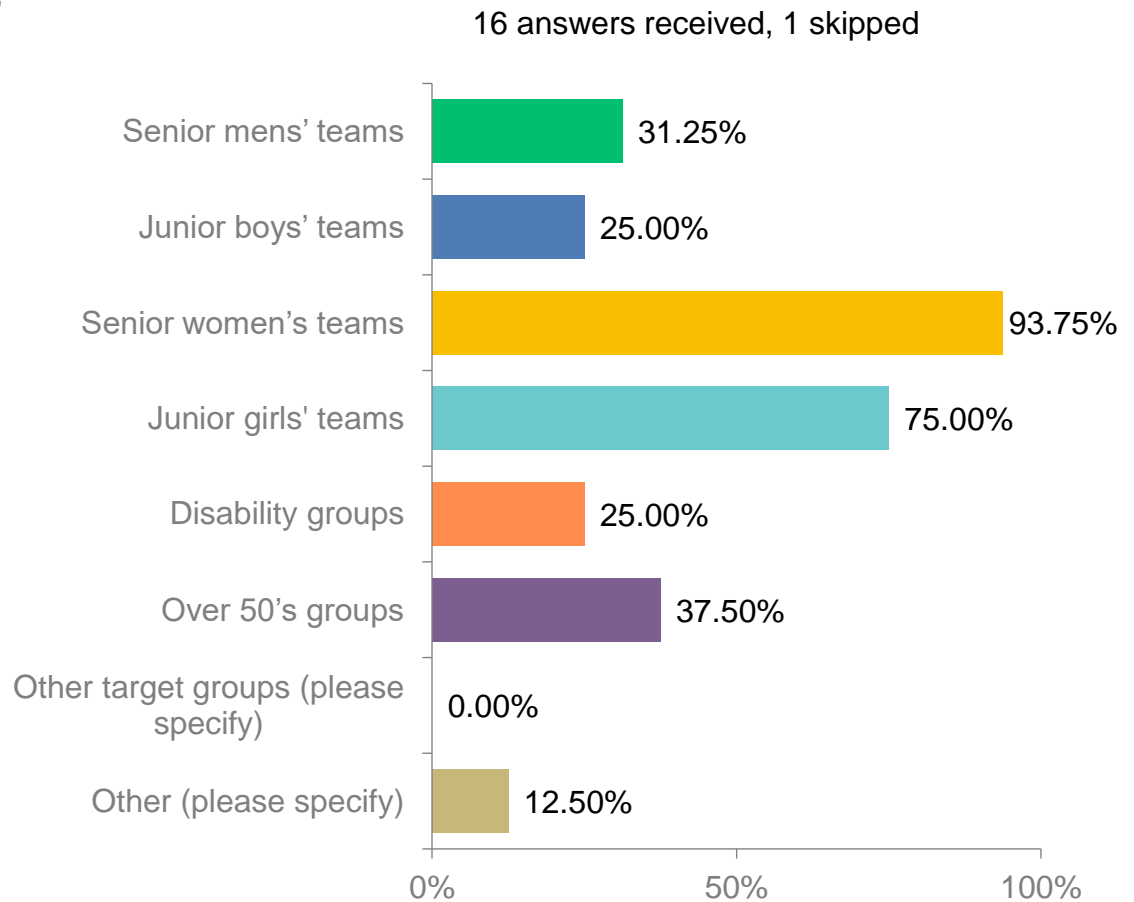
16 answers received, 1 skipped



# WHICH OF THE FOLLOWING GROUPS WOULD YOU SEE THESE FACILITIES ARE A FOCUS FOR?

The vast majority of responses said that the existing facilities have a focus on senior womens' (94%) and junior girls' (75%) teams.

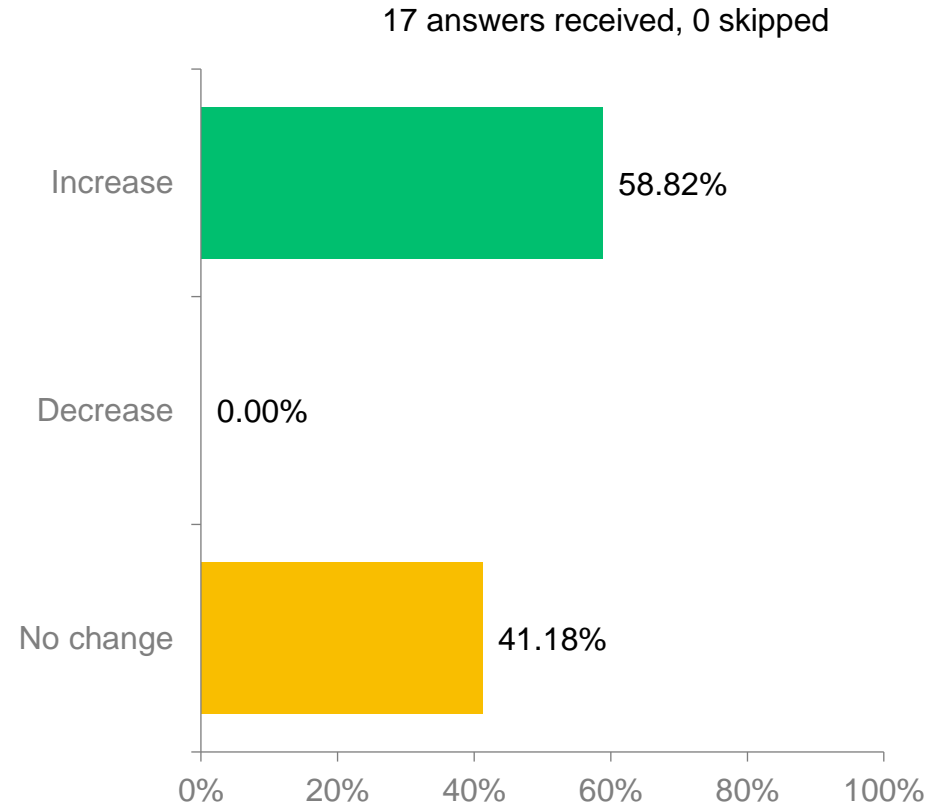
Only 25% of responses said that the existing facilities have a focus on junior boys' teams and disability groups.



# DO YOU THINK THE AMOUNT OF TIME AND SPACE THAT YOUR CLUB REQUIRES WILL INCREASE OR DECREASE IN THE NEXT 5 YEARS?

Most responders, 59%, anticipated that their club will grow in the next 5 years and require additional access to facilities, whilst 41% predicted no change in demand for facilities.

None expected their club's facility needs to shrink over the next 5 years.



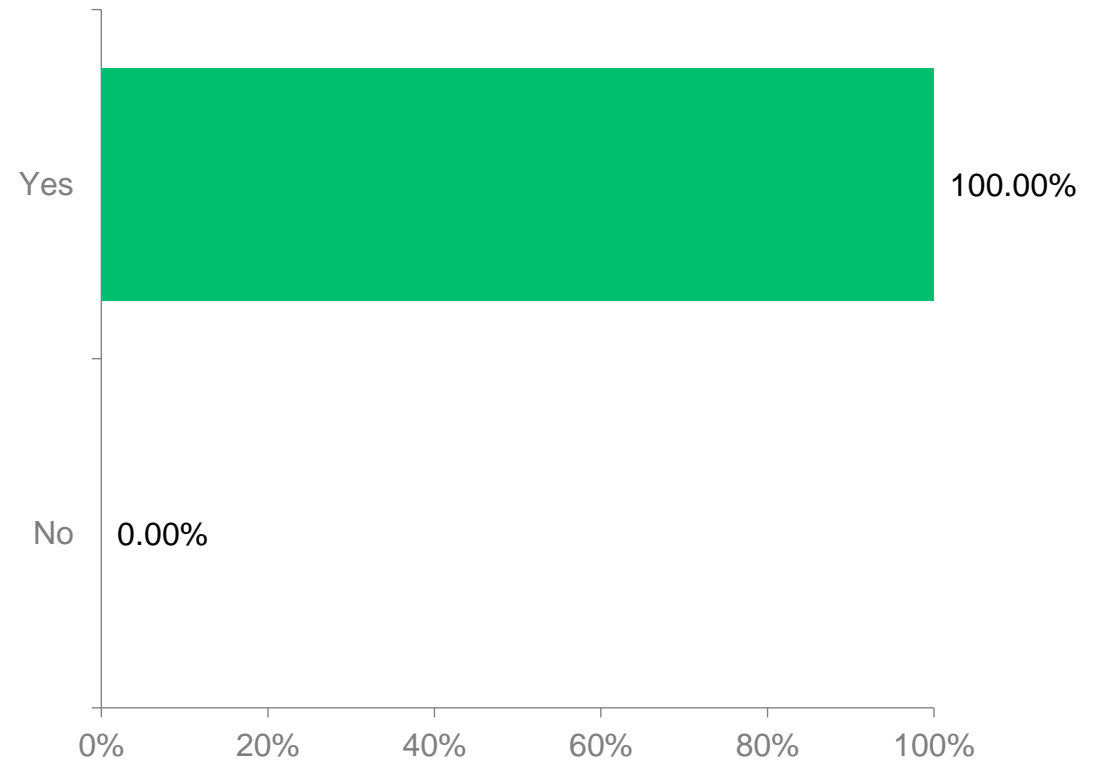
# ARE YOU SUPPORTIVE OF THE PROPOSED INDOOR NETBALL FACILITIES PLANNED AS PART OF THE AYLESBURY COMMUNITY SPORTS HUB?



All 17 responders said they were supportive of the proposed new indoor netball facilities at the Aylesbury Community Sports Hub.

This shows a clear demand for further netball facilities in the area.

17 answers received, 0 skipped



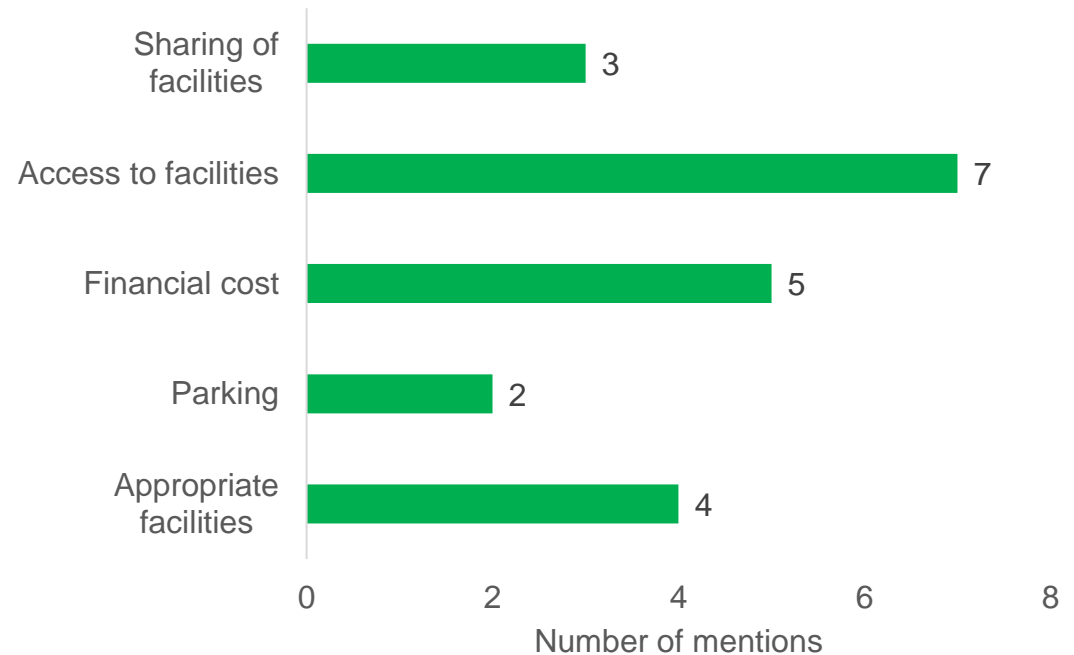


# WHAT ARE THE MAIN ISSUES AND CHALLENGES FACING YOUR CLUB IN ACCESSING FACILITIES FOR TRAINING AND EVENTS?

This graph summarises the responses into their key themes, showing which areas provide the biggest challenges to local netball clubs.

Facility access and availability was the most common answer, with financial cost and lack of appropriate facilities the next most prominent.

The full text responses can be found in the next slide.



# WHAT ARE THE MAIN ISSUES AND CHALLENGES FACING YOUR CLUB IN ACCESSING FACILITIES FOR TRAINING AND EVENTS?



Answered: 17 Skipped: 0

- Appropriate facilities and parking. (*Flames Netball Club*)
- Financial cost (*Jubilees*)
- Venues being fit for purpose - leaky roofs, not enough space around the court (*Long Crendon Netball Club*)
- Availability & costs (*Foxes Netball Club*)
- School take priority so we miss training sessions when events require the hall and/or parking. Limited availability if we wanted to add training sessions as club grows. Neighbours complain about noise from sports hall. Basket Ball and Cricket nets get in the way. We follow footballers into hall - floor can be a bit sweaty! (*Kites – Thame*)
- Venue availability and cost (*SAS Netball*)
- Too many other sports taking space at venues netball would need (*Vale Vixens*)
- Having the correct floor surface and equipment. (*Aylesbury Youth Netball League*)
- Time and money (*Aylesbury Lions Netball Club*)
- Having access to indoor courts. We have 2 outdoor courts which become hard to play in during winter, having to cancel session's because of ice/frost/to slippery when wet etc (*Wingrave Netball Club*)
- Cost and access to facilities for training (*Bedgrove*)
- Would be good to have a netball centre for senior and junior (*Vale Vixens*)
- Availability (*Chesham Stags*)
- Closed during exam time (*Quainton Netball Club*)
- Not enough venues & facilities available (*All Blacks Netball Club*)

# WHICH TIMES AND DAYS OF THE WEEK YOU WOULD BE LOOKING TO USE THE FACILITIES FOR TRAINING AND COMPETITIVE FIXTURES?



The table below shows which hours the responders expressed interest in using for club activity, with dark green indicating multiple clubs desiring that slot. The total hours for the week is 15.5 hours.

The table shows a very high demand for use of facilities on weekday evenings except Friday, with no interest in daytime or weekend slots.

Day / Time	9-10am	10-11am	11-12am	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6:30pm	6:30-8pm	8-9pm	9-10pm	Total Hrs
Monday									From 6pm			Until 9:30pm	3.5
Tuesday													4
Wednesday													3.5
Thursday													2.5
Friday													2
Saturday													0
Sunday													0

# DO YOU HAVE ANY OTHER COMMENTS, ON THE PROPOSALS, WHICH YOU HAVE NOT HAD AN OPPORTUNITY TO PROVIDE ABOVE?

Answered: 17 Skipped: 0



The following comments were provided by the clubs:

- It would be amazing for netball in Aylesbury to have a central purpose built netball centre (*Long Crendon Netball Club*)
- We think this is great aspiration. Aylesbury has expanded very quickly and the size of the population now should be supported by more specialist sports facilities. (*Kites – Thame*)
- Netball needs indoor courts and outdoor court however many outside courts have no flood light facility and therefore reduces the times we are able to use outdoor courts due to light. Also, many courts have old surfaces which are now dangerous and so many clubs won't pay for courts that could injure their teammates. (*Vale Vixens*)
- Multiple courts would be good for junior competitions to be held weekly. (*Aylesbury Lions Netball Club*)
- It would be great to have a venue which has more than 1 indoor court so several matches can play at any one time. If it could become the centre of netball for Bucks then this opens up a lot of potential by running junior/youth/ladies/men/walking/fast 5 leagues. to have it all at one venue would help attract new players to the sport. Tournaments could be held here, social netball nights, all sorts of possibilities and to have it indoors is so much more welcoming and appealing than outdoor netball (*Wingrave Netball Club*)
- Would be great to have more dedicated netball courts. (*Vale Vixens*)

## APPENDIX 2 - DRAFT PROGRAMMES OF USE





## INTRODUCTIONS

Initial programmes of use have been drafted to reflect the potential use of the sports hall and 3G pitch. These programmes should be viewed as indicative at this stage and will be subject updating as the project develops.

Overall, the initial programmes demonstrate a potentially high level of usage, demonstrating the need for the new facilities at peak times (evenings and weekends), including potential for locating sport specific education/academy activities at the site.

# DRAFT PROGRAMMES OF USE – SPORTS HALL



Day / Time	9-10am	10-11am	11-12am	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm
<b>Monday</b>	Available for commercial hire	Available for commercial hire	Available for commercial hire	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Available for commercial hire	Netball Club Training/Matches	Netball Club Training/Matches	Netball Club Training/Matches	Netball Club Training/Matches
<b>Tuesday</b>	Available for commercial hire	School/College Programme	School/College Programme	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Netball Club Training/Matches	Netball Club Training/Matches	Netball Club Training/Matches	Netball Club Training/Matches	Available for commercial hire
<b>Wednesday</b>	Available for commercial hire	Available for commercial hire	Available for commercial hire	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Available for commercial hire	Available for commercial hire	Netball Club Training/Matches	Netball Club Training/Matches	Netball Club Training/Matches
<b>Thursday</b>	Available for commercial hire	School/College Programme	School/College Programme	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Available for commercial hire	Available for commercial hire	Netball Club Training/Matches	Netball Club Training/Matches	Available for commercial hire
<b>Friday</b>	Available for commercial hire	Available for commercial hire	Available for commercial hire	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Netball Club Training/Matches	Netball Club Training/Matches	Available for commercial hire	Available for commercial hire	Available for commercial hire
<b>Saturday</b>	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Closed	Closed	Closed	Closed
<b>Sunday</b>	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Available for commercial hire	Closed	Closed	Closed	Closed
Day / Time	9-10am	10-11am	11-12am	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm

# DRAFT PROGRAMMES OF USE – 3G PITCH



Day / Time	9-10am	10-11am	11-12am	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm
<b>Monday</b>	Maintenance	Walking Football	Walking Football	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Club Training Sessions	Club Training Sessions	Club Training Sessions	Club Training Sessions	Available for commercial hire
<b>Tuesday</b>	Maintenance	School/College Programme	School/College Programme	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Club Training Sessions	Club Training Sessions	Club Training Sessions	Club Training Sessions	Available for commercial hire
<b>Wednesday</b>	Maintenance	Walking Football	Walking Football	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Club Training Sessions	Club Training Sessions	Club Training Sessions	Club Training Sessions	Available for commercial hire
<b>Thursday</b>	Maintenance	School/College Programme	School/College Programme	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Club Training Sessions	Club Training Sessions	Club Training Sessions	Club Training Sessions	Available for commercial hire
<b>Friday</b>	Maintenance	Walking Football	Walking Football	School/College Programme	School/College Programme	School/College Programme	After School Provision	After School Provision	Club Training Sessions	Club Training Sessions	Club Training Sessions	Available for commercial hire	Available for commercial hire
<b>Saturday</b>	Youth Fixtures	Youth Fixtures	Youth Fixtures	Youth Fixtures	Adult Fixtures	Adult Fixtures	Adult Fixtures	Adult Fixtures	Available for commercial hire	Closed	Closed	Closed	Closed
<b>Sunday</b>	Youth/Adult Fixtures	Youth/Adult Fixtures	Youth/Adult Fixtures	Youth/Adult Fixtures	Youth/Adult Fixtures	Youth/Adult Fixtures	Youth/Adult Fixtures	Youth/Adult Fixtures	Available for commercial hire	Closed	Closed	Closed	Closed
Day / Time	9-10am	10-11am	11-12am	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm



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