Treasury and Capital Management Group – 28th July 2026

Report by: Gregg Holland - Head of Leisure, Health & Environment

Lead Cllr: Cllr Debbie Mickelburgh
Executive Councillor for Communities, Health and Leisure

Wards	Open / Exempt	Key Decision?
All	Open	Yes

One Leisure St Ives Outdoor – 3G Football Pitch

Executive Summary:

This report updates the Treasury and Capital Management Group (TCMG) on the proposed additional 3G Artificial Turf Pitch (ATP) at One Leisure St Ives Outdoor (OLSIO) following Cabinet approval to proceed with the project in January 2026.

The additional pitch is identified as a strategic priority within the Council's Playing Pitch and Outdoor Sports Strategy (PPOSS), the Local Football Facility Plan (LFFP) and the Independent Review of the Long-Term Operating Model for One Leisure. It would address the identified shortfall in 3G pitch provision within the St Ives area and provide additional year-round capacity for clubs, community groups and residents.

The revised total project cost is currently estimated at £836,883. HDC has identified £620,000 of funding, comprising £300,000 of approved Community Infrastructure Levy (CIL) funding and £320,000 of HDC capital funding. The Football Foundation has offered a grant of up to £216,883, representing 25.92% of the revised project cost. This is significantly lower than the level of external funding originally anticipated and would require HDC to meet 74.08% of the project cost while accepting a range of long-term operational, financial, land, monitoring and governance conditions.

Officers therefore recommend **Option 3: that HDC withdraws from the Football Foundation funding offer and delivers the project directly through the Council's capital programme**. This would enable the Council to retain greater control over procurement, pricing, programming, booking arrangements, operating income and future pitch replacement arrangements. It would also avoid the long-term grant conditions and compliance requirements that would otherwise apply.

Proceeding with Option 3 would require additional capital funding to replace the proposed Football Foundation contribution and meet any confirmed repayment of preliminary costs.

Planning permission remains outstanding, with the application expected to be considered by the Development Management Committee (DMC) in August 2026. Subject to TCMG approval, planning permission, confirmation of funding and the final procurement outcome, the project would proceed through the Council's Transformation Hub process to provide appropriate governance, assurance and benefits monitoring.

TCMG is therefore asked to support Option 3 and notes the associated additional capital requirement, enabling HDC to deliver the facility independently while continuing to meet the strategic objectives and actions identified within the PPOSS and other relevant Council strategies.

Recommendations

It is recommended that the Treasury and Capital Management Group:

1.1. Note the progress made on the proposed additional 3G Artificial Turf Pitch at One Leisure St Ives Outdoor since Cabinet approved the project in January 2026.

1.2. Notes the revised total project cost of £836,883 and the Football Foundation funding offer of up to £216,883.

1.3. Supports Option three, to withdraw from the Football Foundation funding offer and deliver the project directly through the HDC capital programme, subject to planning permission and confirmation of the final project cost following procurement.

1.4. Supports an increase to the capital budget for the project (subject to funding being confirmed being in place within the existing capital funding approved by Council and which may include CIL and confirmed by the s151, – in the context of the overall capital programme) in year of up to £251,883, comprising:

- £216,883 to replace the Football Foundation grant contribution; and
- £35,000 for the repayment of Football Foundation preliminary costs.

1.5. Notes that delivery of the project will continue to support the priorities and actions identified in the Playing Pitch and Outdoor Sports Strategy, Local Football Facility Plan and the Independent Review of the Long-Term Operating Model for One Leisure.

1.6. Noting existing delegations to Officers, to support that the Head of Leisure, Health and Environment, in consultation with the Corporate Director (Place), Corporate Director (Finance and Resources) and subject to funding being secured, the overall financial viability and affordability being confirmed by the s151:

- Formally notify the Football Foundation of the Council's decision;
- Conclude any associated financial and contractual arrangements;
- Progress the scheme through planning, procurement and delivery; and
- Make any non-material amendments required to facilitate delivery within the approved capital budget.

1.7. Notes that the project will be managed through the Council's Transformation Hub process to provide appropriate governance, assurance, financial monitoring and benefits realisation.

	Key Corporate Plan Priorities
1	Improving quality of life for local people
2	Creating a better Huntingdonshire for future generations
3	Doing our core work well

	Place Strategy Priorities
1	Pride in Place
2	Health Embedded

Report Author(s)

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1. PURPOSE OF THE REPORT

1.1 The purpose of this report is to update TCMG on progress with the proposed additional 3G Artificial Turf Pitch at OLSIO following Cabinet approval in January 2026.

1.2 The report sets out the revised project cost and funding position following receipt of the Football Foundation grant offer, considers the financial, legal and operational implications of the available delivery options, and seeks approval to withdraw from the Football Foundation funding offer and deliver the project directly through the HDC capital programme (Option 3)

1.3 The report also seeks to support the amendment to the current funding arrangement, subject to confirmation from the s151 that the project remains financially viable and funds (including CIL) can be made available from existing allocations, to deliver the project, subject to planning permission, final procurement costs and the Council's usual project governance and assurance arrangements.

2. BACKGROUND & CONTEXT

2.1 HDC's Playing Pitch and Outdoor Sports Strategy (PPOSS) & Indoor Built Facilities Strategies (IBFS) for Huntingdonshire were commissioned in late 2022 and were then presented to Overview & Scrutiny Committee (Environment, Communities & Partnerships) on 8th June 2023 and full approval from Cabinet was gained on 20th June 2023.

2.2 The PPOSS identified that there was a shortfall of 3G ATP provision across the Huntingdonshire district of four 3G ATPs in 2022. Specifically, the PPOSS identified a future shortfall of one within the St Ives Analysis area.

Analysis area	Future number of teams	Future requirement	Future number of available full size 3G pitches	Future shortfall
Huntingdon	98	3 (2.58)	1	2 **
North-east	41	1 (1.07)	1	-
North-west	53	1 (1.39)	1	-
St. Ives	101	3 (2.66)	2	1
St. Neots	107	3 (2.82)	2	1
West	14	0 (0.37)	0	-
Total	**414**	**11**	**7**	**4**

***When the PPOSS was developed, the 3G artificial turf pitch at Godmanchester Rovers had not yet been delivered. Now that this facility has been built, the identified shortfall in the Huntingdon area has reduced by one pitch. As a result, the overall projected future shortfall across the district is now understood to be three 3G pitches.*

2.3 This was supported by the Football Foundation and Huntingdonshire Football Association (HFA) who undertook an update to the Huntingdonshire Local Football Facility Plan (LFFP) following the update of the PPOSS and IBFS. The LFFP confirmed that there was a shortfall of 3G ATP provision within St Ives and subsequently identified it as a priority project within its investment portfolio.

2.4 An Independent Review of the Long-Term Operating Model for One Leisure was undertaken in Autumn 2023 and subsequently adopted by the Council in March 2024.

2.5 The Independent Review included a proposed prioritisation of capital investment across the One Leisure estate in line with the Council's ambitions for One Leisure to grow participation and become financially sustainable.

2.6 As part of this independent review one of its key recommendations based upon the future shortfall of future 3G ATP provision across the district identified by the PPOSS and LLFP was that HDC and One Leisure should liaise with FF and other stakeholders to commission a feasibility study to develop a new 3G ATP at St Ives Outdoor as the preferred option.

2.7 Based upon the shortfall of 3G ATP provision across the district outlined within the PPOSS and LFFP the Independent Review of the Long-Term Operating Model for One Leisure confirmed that Investment Priority should be looked at for a new 3G ATP at OLSIO.

2.8 Following initial feasibility work undertaken by First Point Management, the Council approached the Football Foundation and HFA to begin discussions on a new 3G ATP at OLSIO.

2.9 HDC began discussions with the Football Foundation in November 2024 regarding the potential development of an additional 3G pitch at OL St Ives Outdoor. Officers gained full approval from Cabinet in January 2026 to proceed with the project. This work led to submission of a Football Foundation funding bid in February 2026.

2.10 A planning application for the additional 3G pitch, reference 25/02378/HDC, was submitted in December 2025 and remains under consideration with a decision to be made by DMC in August 2026.

2.11 On 30 March 2026, the Football Foundation confirmed that HDC had been successful in securing a funding offer. However, the level of funding offered is significantly lower than HDC had anticipated, creating a decision point for the project.

2.12 The original assumption of the funding position would be as follows:

Total project cost	**HDC/CIL contribution**	**HDC %**	**Football Foundation contribution**	**Football Foundation %**
£1,400,000	£620,000	44.29%	£780,000	55.71%

2.13 The Football Foundation funding offer received on the 30th March was as follows:

Total project cost	**HDC/CIL contribution**	**HDC %**	**Football Foundation contribution**	**Football Foundation %**
£836,883	£620,000	74.08%	£216,883	25.92%

2.14 Below is the breakdown of the total project costs. Those in red cannot be finalised until planning consent has been secured

Item	Cost	Notes
New 3G Pitch Works	£717,083	Price based on current tender exercise via the AGP Framework, albeit this cannot be finalised until planning consent is secured, hence 5% contingency included
Existing 3G Pitch Works	£36,918	This covers the infill boards around the permitter of the existing 3G and LED floodlight upgrades
Cricket Wicket	£18,054	This includes two new junior artificial cricket wickets
Changing Room Works	£9,283	One Leisure quote received in Jan 2026.
Contingency (5%)	£39,067	5% added on the total of the above costs
Professional Fees	£1,650	Additional surveys to support the planning application
Legal Fees	£9,250	Figure used to cover Football Foundation solicitors' fees (only) – this includes resolve of historical matters (this is an estimate)
Statutory Fees	£2,578	Planning application fee
Booking System	£3,000	For year 1 (only)
Sub-Total	£863,883	Excluding VAT
VAT	£0	Full reclaim of VAT by the Council
Total Project Cost	£836,883	Total of the above
Partner Funding	£620,000	£300k from CIL and £300k HDC Capital funding
Football Foundation Grant	£216,883	
Football Foundation Grant Percentage (%)	28.31%	

2.15 The Football Foundation offer reduces the anticipated external contribution from £800,000 to £216,883, a reduction of £583,117. Although the revised total project cost of £836,883 is lower than the original estimate, HDC's cash contribution remains at £620,000 and therefore represents a significantly higher proportion of the total cost than originally expected. If HDC's contribution had remained at the initially anticipated share of 44.29%, this would equate to approximately £370,622 based on the revised total, highlighting the extent to which HDC's relative contribution has increased.

2.16 Based on the information above Officers are recommending to TCMG option three which is as follows:

Option	Description
Option 3 – Withdraw from the Football Foundation funding offer and deliver the project directly through the HDC capital programme (up to £251,883 of further HDC capital required)	HDC declines the Football Foundation grant offer and proceeds to deliver the additional 3G pitch itself, with the funding gap met through the Council's capital programme.

2.17 This would give HDC greater control over procurement, delivery, operation, pricing and future income. It would avoid ongoing Football Foundation grant conditions and compliance requirements. However, it should also be noted that this would mean that HDC are responsible for all risk and any future overrun or price increases, also all future maintenance costs.

2.18 The Football Foundation Grant Conditions that would be avoided by Option 3 are as follows:

1. Procurement must be completed to the Football Foundation's satisfaction, with final tender evaluation approved in writing.
2. Planning permission must be secured and the decision notice submitted before work begins.
3. All partnership funding must be confirmed before work starts.
4. Any reduction in total project cost will reduce the grant from the Football Foundation proportionally.
5. Headlease and underlease registration requirements for the OLSIO site must be satisfied before grant payment.
6. The Football Foundation, as part of the condition of the grant, wishes to place a restriction on land owned by HDC at OLSIO for the duration of the claw back period (21 years)
    a. However, it was agreed with the Football Foundation on 26 March that any further restriction on HDC land at OLSIO would run with existing restrictions on Cambridge County Council (CCC) land which expires 28 January 2032 in line with the current 3G pitch at the site.
7. The existing foundation-funded 3G pitch must be brought into the Pitch Replacement Fund Account through a Letter of Variation and payment goes into payment a protected fund where the Football Foundation holds the funds on Trust.
    a. Sites will pay into their own dedicated Pitch Replacement Fund Virtual Account under the Foundations Head Account.
8. HDC must agree commitments to grow women and girls' football, including priority access and minimum peak-time usage targets of 20% from opening and 30% by the end of year three.
9. Service Level Agreements, steering group arrangements, programme of use, pricing policy, maintenance standards and booking system requirements must be implemented.

10. Net surplus must be retained in a ring-fenced Football Development Fund. The purpose of this fund will be to re-invest in football activities/programmes or further football facility improvements.
11. Pricing increases are restricted to Retail Price Index (RPI) unless approved by the Football Foundation.
12. HDC must comply with monitoring, reporting and inspection requirements throughout the claw back period (21 years).

2.19 Considering the significantly lower level of Football Foundation funding offered, Officers consider that **Option 3, withdraw from the Football Foundation funding offer and deliver the project directly through the HDC capital programme,** provides the Council with the most appropriate route to delivery, subject to approval of the additional capital requirement and confirmation of the final project costs.

2.20 Although this option requires HDC to identify additional capital funding, it would enable the Council to retain greater control over the procurement, delivery and future operation of the facility. In particular, HDC would retain flexibility over pricing, programming, booking arrangements, the use of future income and operating surpluses, future costs both maintenance and replacement, and the management of the pitch replacement reserve. It would also avoid the long-term monitoring, reporting, land, governance and operational restrictions associated with the Football Foundation grant, some of which would otherwise apply for up to 21 years.

2.21 Importantly, withdrawing from the Football Foundation funding offer would not alter the strategic case for the project. Delivery of the additional 3G ATP at OLSIO would continue to address the identified shortfall in the St Ives analysis area and support the priorities and actions contained within the Council's PPOSS, the LFFP and the Independent Review of the Long-Term Operating Model for One Leisure. It would also provide additional year-round capacity for community sport and support the Council's wider objectives relating to participation, health and wellbeing and the financial sustainability of One Leisure.

2.22 On balance, the relative value of accepting a Football Foundation contribution of £216,883, representing 25.92% of the revised project cost, should be considered against the degree of long-term control and flexibility that HDC would be required to relinquish. Officers therefore recommend that HDC funds the identified additional capital requirement internally and delivers the scheme independently. This would allow the Council to achieve the same core strategic outcomes while retaining greater control over the facility and its future financial and operational benefits.

2.23 It however must be noted that HDC would need to repay £35,000 back to the Football Foundation if Option 3 is agreed as noted in section 6.2.5 of the report and within the recommendations.

3. ALTERNATIVE OPTIONS CONSIDERED & NOT RECOMMENDED

3.1 This section list Options 1 and 2 that were considered but not recommended and explains clearly why they have not been recommended.

3.2 Options 1 and 2 are set out below:

Option	Description
Option 1 – Do nothing / do not proceed with the project	The Council does not accept the Football Foundation grant offer and does not progress the additional 3G pitch project at this stage.
Option 2 – Accept grant and proceed with Football Foundation grant (subject to conditions)	The Council accepts the Football Foundation grant offer of up to £236,883, completes remaining approvals, and progress procurement/construction subject to planning.

Option 1 – Do Nothing/ do not proceed with project

3.3 Option 1 would avoid HDC entering into the Football Foundation grant agreement and the associated long-term conditions, reporting requirements and operational obligations.

3.4 However, the Council would likely need to repay the Football Foundation's preliminary costs already incurred, currently understood to be £35,000 excluding VAT, and the Council would also have already incurred its own costs of £5,728.

3.5 Option 1 would mean the additional 3G pitch is not delivered, and the strategic benefits (outlined at 2.1 to 2.3 of the report), of increased football capacity wider community use and income generation would not be realised at this time.

Option 2 – Accept grant and proceed with Football Foundation grant (subject to conditions)

3.6 This option would secure a Football Foundation capital contribution of up to £216,883 towards the delivery of the additional 3G ATP. It would reduce the amount of capital funding required from HDC compared with delivering the project independently and would allow the scheme to proceed through the established Football Foundation framework, subject to planning permission and completion of the remaining approvals.

3.7 However, the grant represents only 25.92% of the revised total project cost of £836,883, which is significantly lower than the contribution originally anticipated. HDC would still be required to contribute £620,000, representing 74.08% of the project cost, while accepting a substantial range of Football Foundation conditions and long-term obligations (as outlined in 2.18 of the report).

3.8 These conditions would reduce HDC's flexibility over the future management and operation of the facility. They include Football Foundation oversight of procurement, restrictions relating to pricing, requirements concerning programming and priority access, use of a nominated booking system, ring-fencing of net operating surpluses within a Football Development Fund, and prescribed governance, monitoring and reporting arrangements.

3.9 HDC would also be required to bring the existing Football Foundation-funded 3G pitch into the Pitch Replacement Fund, with the relevant funds held through arrangements specified by the Football Foundation. The Council would be required to comply with ongoing monitoring, inspection and operational obligations throughout the applicable clawback period. This would create additional administrative requirements and restrict the Council's discretion over how income generated by the new and existing facilities could be used.

3.10 While the Football Foundation conditions support wider football development objectives, HDC would remain able to deliver the principal strategic and community outcomes of the project without accepting the grant. This includes addressing the identified 3G pitch shortfall within the St Ives analysis area and delivering the relevant actions and priorities contained within the PPOSS, the Local Football Facility Plan and the Independent Review of the Long-Term Operating Model for One Leisure.

3.11 This option is therefore not recommended because the value of the grant is considered insufficient when balanced against the associated long-term restrictions, compliance requirements and loss of operational and financial flexibility. Subject to approval of the additional capital funding, Option three would enable the same facility and strategic outcomes to be delivered while allowing HDC to retain greater control over procurement, pricing, programming, future income, pitch replacement arrangements and the overall operation of the facility.

3.12 There is a financial risk in not selecting Option two, as HDC would forgo the Football Foundation contribution of up to £236,883 and will be liable to repay preliminary costs incurred by the Football Foundation as outlined in section 6.2.5 of this report.

4. COMMENTS OF OVERVIEW & SCRUTINY

4.1 N/A

5. POST-DECISION IMPLEMENTATION

5.1 The project previously received approval to proceed pending confirmation of funding and approval by TCMG of a robust business case by Council and Cabinet through the budget setting process. If Option 3 is approved, officers will proceed with delivery of the additional 3G ATP independently of the Football Foundation, subject to confirmation and approval of the additional capital funding required and financial viability.

5.2 Officers will formally notify the Football Foundation that HDC does not intend to accept the grant offer and look to arrange the payment of preliminary costs incurred through the Football Foundation framework as outlined in 6.2.5 of this report.

5.3 The project will then progress through the Council's Transformation Hub process. This will provide cross-Council assurance and governance throughout the next stages of the project, ensuring that it:

- Follows best-practice project and programme governance;
- Aligns with the Council's corporate priorities and principles;
- Has appropriate financial, legal, procurement and operational oversight;
- Maintains clear accountability for the delivery of agreed outcomes and benefits; and
- Promotes collaboration, continuous improvement and effective business analysis to maximise value for HDC.

6. IMPLICATIONS OF THE DECISION

6.1 Council Key Priorities and Performance

6.1.1 The work undertaken on the proposed 3G ATP at OLSIO strongly supports the council's corporate plan and its key priorities which are:

1. Improving the quality of life for local people
2. Creating a better Huntingdonshire for future generations
3. Delivering good quality, high value for money services with good control and compliance with statutory obligations.

6.1.2 The proposed development of the 3G ATP can contribute and support the delivery of the Councils strategic priorities and Corporate Plan in the following ways:

a. Meeting the recommendations set out in HDC's PPOSS for the district by supporting the shortfall of 3G ATP provision in the St Ives area on future population projections.
b. Supporting the evidence provided by LLFP by the Football Foundation as part of their football facility review.
c. Creating these new spaces will benefit and improve the quality of life of residents and it will provide a greater access to state-of-the-art facilities, a larger space to exercise in, and in doing so will deliver health and wellbeing facilities that will be fit for future generations and a better Huntingdonshire for residents.
d. It will support and enhance priority three within the Corporate Plan as it will deliver good quality, high value for money services which will continue to run in line with our membership architecture, which is based upon choice, affordability, value for money and importantly access to our facilities so that local residents do not have a barrier to participation.
e. The new 3G ATP will improve happiness and wellbeing by increasing access to regular sport and physical activity, supporting better health and stronger social connection.
f. The project will help maximise physical activity across the district by adding
year-round pitch capacity and enabling more sessions for clubs, schools and community groups.
g. The project will support a prevention-led approach by providing more local opportunities to be active, which helps reduce longer-term health inequalities and demand on other services.
h. The additional pitch will strengthen One Leisure's ability to grow participation and impact, aligning with the Corporate Plan's focus on One Leisure usage and Active Lifestyles outcomes.

i. The additional 3G ATP will support sustainable growth and inclusive place-making by ensuring communities have access to high-quality sports infrastructure as St Ives and surrounding areas develop.
j. The project will improve value for money by increasing capacity at a key multi-sport hub, enabling more efficient programming and reducing displacement to more distant sites.
k. The project will demonstrate the Council's enabling role by bringing together local partners to deliver shared outcomes for residents.

6.2 Financial Implications

6.2.1 The total project cost identified through the Football Foundation process is currently £836,883. The Council had previously anticipated a higher overall project cost of approximately £1.4m, with an expected Football Foundation contribution of around £800,000. However, the Football Foundation has confirmed a grant offer of up to £216,883, leaving HDC contribution at £620,000.

6.2.2 A CIL funding request of £300,000 was approved in October 2025, demonstrating alignment with local infrastructure priorities and supporting delivery of enhanced sports facilities for community benefit. In addition, HDC has already committed a contribution of £320,000. Together, these two funding sources would provide the required £620,000 Council contribution.

6.2.3 On this basis, Option 2, proceeding with the Football Foundation funding, could be delivered within the currently identified capital funding envelope, subject to planning permission, procurement outcome and compliance with Football Foundation grant conditions.

6.2.4 If the Council chooses Option 3, to withdraw from the Football Foundation funding offer and deliver the project directly through the HDC capital programme, the Council will need to identify additional capital funding to replace the Football Foundation contribution of £236,883. This would represent an additional capital budget requirement.

6.2.5 In addition, if the Council does not accept the Football Foundation grant offer, there is a liability to repay preliminary costs incurred by the Football Foundation, currently understood to be capped at £35,000 excluding VAT. The Council has also already incurred direct project costs of £5,728, relating to the additional autumn bat survey, landscaping and planting scheme work, and the planning application fee. Therefore, the known current financial exposure is £40,728, excluding any VAT.

Football Foundation Preliminary Costs

Item	Cost excluding VAT
Site investigation surveys	£12,500
Site specific surveys	£10,000
Framework design consultant fees	£8,391
Framework managing consultant fee	£4,109
Total Football Foundation preliminary costs	**£35,000**

Council Costs Paid to Date

Item	Cost
Additional autumn bat survey due to sensitive bat species	£1,650
Landscaping and planting scheme following Ecology Officer feedback	£1,500
Planning application fee	£2,578
Total Council costs paid to date	**£5,728**

Total Known Spend / Exposure

Category	Amount
Football Foundation preliminary costs potentially repayable if the Council does not proceed	£35,000 excluding VAT
Council costs already paid	£5,728
Total known spend/exposure	**£40,728 excluding any VAT**

6.2.6 The revenue position is positive once the facility is operational. The new 3G pitch is forecast to generate annual income of approximately £60,000, in line with the current 3G ATP on site. Of this income, £27,000 per annum would be allocated to a sinking fund to support pitch replacement after approximately 10 to 12 years. Day-to-day maintenance is projected to cost approximately £5,000 per annum, leaving an estimated net annual contribution of £28,000 to support the One Leisure operational budget and wider management of services at the site.

Revenue Item	Annual Amount
Forecast pitch income	£60,000
Sinking fund contribution	£27,000
Day-to-day maintenance	£5,000
Estimated net contribution to One Leisure operational budget	**£28,000**

6.2.7 Financial Impact Summary

Option 2 – Proceed with Football Foundation Funding

Financial Year	2026/27	2027/28	2028/29	2029/30
Capital Expenditure	£836,883	£0	£0	£0
Revenue Expenditure	£0	£32,000	£32,000	£32,000
Revenue Income	£0	£60,000	£60,000	£60,000
Net Revenue Impact	£0	£28,000 surplus	£28,000 surplus	£28,000 surplus
Available Capital Budget / Funding	£836,883	£0	£0	£0
New Capital Budget Requirement	£0	£0	£0	£0
Total Net Impact	**£0 capital gap**	**£28,000 surplus**	**£28,000 surplus**	**£28,000 surplus**

Option 3 – Withdraw from Football Foundation Funding and Deliver Through HDC Capital Programme.

Financial Year	2026/27	2027/28	2028/29	2029/30
Capital Expenditure	£836,883	£0	£0	£0
Revenue Expenditure	£0	£32,000	£32,000	£32,000
Revenue Income	£0	£60,000	£60,000	£60,000
Net Revenue Impact	£0	£28,000 surplus	£28,000 surplus	£28,000 surplus
Available Capital Budget / Funding	£620,000	£0	£0	£0
New Capital Budget Requirement	£216,883	£0	£0	£0
FF Cost Repayment	£35,000	£0	£0	£0
Total New Budget Requirement	£251,883	£0	£0	£0

6.3 Policy Implications

6.3.1 N/A

6.4 Legal & Constitutional Implications

6.4.1 Head of Leisure, Health and Environment in consultation with Corporate Director (Place) & Corporate Director (Finance and Resources) were given delegated authority in January 2026 to complete all relevant land and legal requirements to facilitate this project and enable its delivery.

6.4.2 Officers are continuing to work through all relevant land and legal requirements in relation to OLSIO with 3C Legal shared services as this will avoid complications later in relating to any external funding, sale, refinancing or any future dealings with OLSIO.

6.5 Community Impact

6.5.1 The recommendation to deliver the additional 3G ATP directly through HDC's capital programme would have a positive community impact. The facility would address the identified shortfall in 3G pitch provision within the St Ives area and provide an accessible, high-quality, all-weather facility for local football clubs, community groups and residents.

6.5.2 The additional capacity would support increased year-round participation in physical activity, with associated physical health, mental wellbeing and social benefits. It would also create opportunities to expand One Leisure's Active Lifestyles programmes, support inclusive activities and contribute to reducing inequalities in access to affordable leisure provision.

6.5.3 Delivering the project without Football Foundation funding would not prevent HDC from supporting women and girls' football, underrepresented groups or wider community use. Instead, it would allow the Council to determine local programming, pricing and access arrangements in response to identified community needs, while continuing to deliver the strategic outcomes set out in the PPOSS and Local Football Facility Plan.

6.5.4 The community benefits are dependent on the facility being delivered, operated affordably and programmed inclusively. These outcomes will be monitored through the project's governance and benefits-realisation arrangements, as outlined in Section 5 of this report.

6.6 Environment & Climate Change Implications

6.6.1 The scheme supports the Council's "green lens" approach by incorporating measurable environmental improvements, including the replacement of the existing 3G ATP floodlights with modern, energy-efficient LED lighting. This will reduce electricity demand, improve lighting control, and minimise unnecessary use through timers, switching regimes and appropriate aiming.

6.6.2 The project includes mitigation measures to reduce impacts on wildlife and the surrounding environment. The improved floodlight design will reduce light spill and help limit disturbance to bats and other nocturnal species, while infill containment boards will help prevent rubber crumb migration from the pitch into surrounding land or drainage routes.

6.7 Equality & Diversity Implications

6.7.1 N/A

6.8 Implications on Resources

6.8.1 Delivery of the project will require input from Procurement, Finance, Legal, Property, Planning, Transformation and One Leisure. Existing employees will manage the project through the Council's Transformation Hub governance process, with specialist contractors appointed through an appropriate procurement route. No additional permanent staffing requirement is currently anticipated. The new pitch will become an HDC asset, with ongoing maintenance, operational management and future replacement requirements met through the One Leisure operating model and proposed sinking fund.

6.9 Health & Wellbeing Implications

6.9.1 The new 3G ATP would provide an accessible, affordable and high-quality community facility that supports increased physical activity, improved mental wellbeing, healthier outcomes for children and young people, and reduced health inequalities. Its year-round availability would help residents participate more consistently in sport and exercise, supporting a prevention-focused approach to health and wellbeing.

6.9.2 The facility would support inclusive participation, including opportunities for people with mobility difficulties or disabilities, and could be used to deliver wider health interventions, social prescribing activities and Active Lifestyles programming. It would strengthen local leisure provision, enhance community cohesion, support Council priorities and contribute to better quality of life for Huntingdonshire residents now and in the future.

6.10 Local Government Reorganisation (LGR) Implications

6.10.1 The project can be delivered prior to LGR and vesting day. The new facilities will be in place to support the future provision of leisure services with the local area, and whilst it is a long-term asset that would require on-going maintenance is a minor financial commitment in the overall scale of the leisure assets that the future authority would be taking on. The LGR risk is considered to be low and should not be a barrier to moving forward.

7. RISK MANAGEMENT

7.1 The main risk associated with this decision is the financial affordability of the scheme following the lower than anticipated Football Foundation grant offer. The Council had previously anticipated a higher external contribution, but the current offer is up to £216,883, leaving the Council to meet a greater proportion of the overall project cost. If the Council proceeds with Football Foundation funding (Option 2), the project will need to be delivered within the confirmed capital funding envelope and in accordance with the grant conditions. If the Council chooses to deliver the scheme itself (Option 3), additional capital funding would be required to replace the Football Foundation contribution.

7.2 There is also a contractual and financial risk if the Council decides not to accept the Football Foundation offer. The Council will be required to repay preliminary costs incurred by the Football Foundation, currently understood to be £35,000 excluding VAT. This is in addition to Council costs already incurred of £5,728.

7.3 Planning remains a key delivery risk. The planning application is still in progress and is due to go to DMC in August 2026.

7.4 If the Council accepts the Football Foundation grant, there will be an ongoing compliance risk. The Council would need to comply with a range of grant requirements (as outlined in 2.18 of the report), including procurement approval, Pitch Replacement Fund obligations, programme of use requirements, pricing controls, monitoring and reporting. Failure to comply with these conditions could expose the Council to financial clawback or reputational risk.

7.5 There is also a risk associated with not taking the decision or delaying the decision. The Football Foundation offer is time limited, and failure to respond within the required period could result in the offer lapsing and may trigger a requirement to repay preliminary costs. However, it must be noted that Officers have been in discussion with the Football Foundation and have acquired an extension (7 August) to the decision in order to go through the political process.

8. BACKGROUND PAPERS– LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

8.1 N/A

Document List	Custodian	File Location
N/A	N/A	N/A