

# Overview & Scrutiny Committee

## SCRUTINY PANEL H

Lease between Northampton Borough Council and Northampton Town Football Club and the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club

March 2011



NORTHAMPTON  
BOROUGH COUNCIL

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## Foreword

The objective of this Scrutiny Panel was to review the operation of the lease that Northampton Borough Council has with Northampton Town Football Club, the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club; and to make recommendations for improvement to the facility, if appropriate.

The Scrutiny Panel was made up from Members of the Overview and Scrutiny Committee: Councillors Tony Clarke, Brendan Glynane, Richard Matthews, Pam Varnsberry and myself, together with Natalie Lawrence, Development Manager, Northampton School Sports Partnership ,who we co – opted onto the Scrutiny Panel.

The Scrutiny Panel visited the athletics track at Sixfields so that Members had an understanding of the facilities available and the Panel compared Northampton’s Athletic facilities against those of Bedford by a site visit and also Alexandra Stadium, Birmingham, David Donaldson Stadium, Stowe School, Buckingham and Don Valley Stadium, Sheffield by desktop research.

The Panel was very warmly welcomed on all of its site visits and noted that there are some areas that need attention; recommendations are included within this report.

The Scrutiny Panel also held Interviews with Portfolio Holders and Senior Staff at Northampton Borough Council.

The Scrutiny Panel conveys its thanks to both Northampton Town Football Club and Northampton and Rugby Athletics Club for providing information and advice to inform the Review.

Overview and Scrutiny will review this report six months after Cabinet has received it to ensure our recommendations have been acted upon and see if improvement has been made.

I would like to thank everyone who took part in this piece of work.



**Councillor John Yates**  
Chair, Scrutiny Panel H

### **Acknowledgements to all those who took part in the Review: -**

- Councillors Tony Clarke, Brendan Glynane, Richard Matthews and Pam Varnsberry, together with Natalie Lawrence, Development Manager, Northampton School Sports Partnership (o-opted member) who sat with me on this Review and attended various site visits obtaining valuable evidence to support the final report
- Councillors Paul Varnsberry, Portfolio Holder (Community Engagement), and David Perkins, Portfolio Holder (Finance), for providing a response to the Scrutiny Panel’s core questions
- Ian Redfern, Head of Leisure and Culture, for also providing a response to the Scrutiny Panel’s core questions
- David Bailey, Director of Planning and Simon Dougall, Corporate Asset Manager, for their support to this Review
- David Cardoza, Chairman, Northampton Town Football Club, for providing evidence to inform the Review
- Various representatives of Northampton and Rugby Athletics Club for providing both oral and written evidence to inform the Review
- Representatives of Northampton Town Football Club and Northampton and Rugby Athletics Club for spending time with the Scrutiny Panel on its site visit to the Athletics Track at Sixfields
- Steve Lawson and Roy Harding, Bedford Borough Council, for spending time with the Scrutiny Panel on its site visit to the Bedford International Athletics Track

## **EXECUTIVE SUMMARY**

The purpose of the Scrutiny Panel was to review the operation of the Lease that Northampton Borough Council has with Northampton Town Football Club, the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club; and make recommendations for improvement to the facility, if appropriate.

The Vice Chair of the Northampton and Rugby Athletics Club addressed full Council on 12 April 2010, conveying the concerns of the Athletics Club at the deterioration of the athletics track and Northampton Town Football Club's contractual requirements to maintain the facility. The Vice Chair of the Northampton and Rugby Athletics Club urged the Council to place pressure on the Football Club to maintain it. Following the address to full Council, the Overview and Scrutiny Committee agreed to include this issue onto its Work Programme 2010/2011.

A Scrutiny Panel was established comprising Councillor John Yates (Chair); Councillors Tony Clarke, Brendan Glynane, Richard Matthews, Pam Varnsberry and Natalie Lawrence, Development Manager, Northampton School Sports Partnership was co-opted to the Review.

An Agreement with Northampton Borough Council and the Northampton and Rugby Athletics Club was entered into in March 2004. Northampton Borough Council and Northampton Town Football Club signed a Lease in respect of land at Sixfields in April 2004. A Deed of Variation was made between Northampton Football Club and the Northampton and Rugby Athletics Club in November 2008. All three documents provided substantive background information to inform the Review.

The Scrutiny Panel agreed that the following needed to be investigated and linked to the realisation of the Council's corporate priorities:

- Contractual data
- Data from other (best practice) Athletics facilities
- UK Athletics Competition Standard Criteria
- Evidence from internal Officers
- Evidence from appropriate external witnesses
- Site visit and desktop research

This Review links to the Council's corporate priorities as it demonstrates the investigation of strong partnerships and engagement communities. Corporate priority 4 refers.

A short sharp Review commenced in December 2010 and concluded in March 2011.

## CONCLUSIONS AND KEY FINDINGS

A significant amount of evidence was heard, details of which are contained in the report. After gathering evidence the Scrutiny Panel established that: -

5.1.1 The Scrutiny Panel acknowledged that Northampton Town Football Club (NTFC) do not promote the athletics facility, meanwhile Rugby and Northampton Athletics Club (R&NAC) promotes the athletics facility at Sixfields on its Website.

5.1.2 The Scrutiny Panel acknowledged, that in its opinion, there were a number of shortcomings that do not assist in the practical management of the facilities or the resolution of differences between Northampton Borough Council, Northampton Town Football Club and the Rugby and Northampton Athletics Club within the Lease and Licence, in relation to:

### **Lease**

- It does not specify what actual standard the athletics facilities need to be kept up to (clause 5.5.2)
- It does not state that a full range of athletics disciplines must be provided for
- It does not specifically oblige the Landlord to provide and renew non fixed equipment for athletics use (for example jump covers and hurdles) and given absence of schedule of contents of stadium at April 2004 - no definitive reference in event of dispute.

### **Licence**

- No original inventory of what equipment belonged to the Council (now Football Club) and what belonged to Athletics Club at date of Licence - so ambiguity about who is responsible for repair/ replacement of some items (clause 3.4 and 4.1 refer).
- No definitive list of athletics disciplines that facilities/ equipment have to be provided for by the Licensor (Football Club) within the "Defined Purpose" (Clause 1.9)
- No specific right for Licensee to park cars at all and Licensor has complete discretion about location and rules governing use of any car parking areas by athletics club members.

5.1.3 It was noted that when the Lease for the Stadium was taken over by Northampton Town Football Club in 2004 it was anticipated by the Football Club that there would be major redevelopment of the Stadium facilities in the near future. The parties at the time were aware of the contract conditions. The benefit to the Football Club was a rent- free 150 year Lease and the liability was the maintenance of the athletics facility. Some witness evidence indicated that there had a been a loss of status for the facility, at a time when Northampton Borough Council still had been responsible for the facility, but that this was mostly rectified

prior to the Football Club taking over the Lease.

- 5.1.4 Northampton Borough Council has no present contractual relationships with the Rugby and Northampton Athletics Club.
- 5.1.5 It was realised that Northampton Borough Council has no repairing responsibilities for the Stadium complex. The Council has the right to inspect the property twice per annum and can serve notices to require works to be completed – if the Football Club is found to be in breach of the Lease.
- 5.1.6 The Scrutiny Panel was concerned that Northampton Town Football Club has not regularly provided copies of insurance certificates to the Council.
- 5.1.7 The Scrutiny Panel acknowledged that the athletics facilities at Sixfields were not fit for purpose; children and adults could not effectively participate (train or compete) in all athletic disciplines. For example only one Primary School event is held at the Stadium annually. Witness evidence indicated that top athletes use alternative facilities to train. There is no facility of women's steeple chase, or pole vault for either sex, available at the athletics facilities.
- 5.1.8 The Scrutiny Panel acknowledged that the only competitions that are held at the Athletics facility at Sixfields are for Primary School age children. It was further noted that there are inadequate facilities for spectators and for marshalling children who are competing. It was emphasised that there had never been enough seating. An internal structure (football club storage room) built within the clubhouse, without the permission of Northampton Borough Council has now also reduced the internal floor space, providing inadequate indoor space.
- 5.1.9 The Scrutiny Panel realised that it can be common practice for Stadiums to be downgraded by the Athletics Governing Body, noting the example provided by the Alexandra Stadium (that it had had to repair its Pole Vault facility to be re-awarded Class A standard).
- 5.1.10 It was further realised that rules and regulations in respect of athletics can change, which is usually led by the governing body – International Association of Athletics Federation (IAAF). If a facility does not fully comply with new regulations it would be downgraded, or at worst, would not be permitted to host an athletics event.
- 5.1.11 Costs of repairing and replacing athletics facilities were highlighted. The Scrutiny Panel noted the cost to replace the surface of the Track at Bedford International Stadium. The cost for the materials chosen and installation was £450,000. The previous surface had been refurbished approximately every five years and the cost of the last refurbishment was £140,000. The cost of purchasing 'the budget end' of athletics equipment such as those detailed in information seen by the Panel equate to £49,540.
- 5.1.12 The Scrutiny Panel noted that grounds-staff at Bedford International Stadium are required to lay a protective cover when crossing the Track to carry out groundwork. The Scrutiny Panel was concerned that players of Northampton Town Football Club frequently walk across the Athletics Track in their football boots. It also noted that NTFC's grounds staff should be using a protective cover over the Track when crossing it with equipment, such as a lawnmower. The

Scrutiny Panel further noted that the in-field at Bedford is used for athletics only.

- 5.1.13 It was realised that the car park located at the Football Club has a barriered entrance, the purpose of which is to prevent access to the site by unauthorised persons. It was felt that this is inconvenient for the Athletics Club, but it was also noted that the Athletics Club does not have a designated key holder for the car park. The Scrutiny Panel noted that the NTFC had offered the R&NAC one key for the car park barrier but had been unable to accommodate the Athletics Club request for three keys as the Football Club's Insurance stipulates a set number of key holders only. It was further noted that Rugby & Northampton Athletics Club originally requested six sets of keys from NTFC, including the barrier key. The Football Club offered three sets. R&NAC accepted three sets, on the basis that the Football Club would leave the facility open and the R&NAC would only have to lock up. By that time in the negotiations, R&NAC accepted that the set of keys would not include a key to the car park barrier.
- 5.1.14 The Scrutiny Panel realised that whilst there is no obligation in the agreement between Northampton Borough Council, Northampton Town Football Club and the Rugby and Northampton Athletics Club, it would be a gesture of goodwill and intention if an agreement could be put in place that permits athletic participants to park near to the Athletics Track when using the facilities.
- 5.1.15 The Scrutiny Panel was pleased to note the Council's intention to fully utilise the six free days usage per year of the athletics facilities, in partnership with the new Leisure Trust and Northampton School Sports Partnership (NSSP), during 2011 and 2012.
- 5.1.16 The Scrutiny Panel concluded that the infield should be kept in a condition whereby all athletics disciplines could be performed, however appreciates that this area could also be used for football training, but that all football equipment should be removed after every training session so that it can be used by others.

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### **Recommendations**

- 6.1 Scrutiny Panel H - Lease between Northampton Borough Council and Northampton Town Football Club and the contractual arrangements between Northampton Town Football Club (NTFC) and the Rugby and Northampton Athletics Club (R&NAC), therefore recommends to Cabinet that:
- 6.1.1 Officers be instructed to enforce, as far as is legally possible, all obligations that Northampton Town Football Club has under the Lease in respect of the condition of the athletics facility.
- 6.1.2 Officers be instructed to explore all opportunities with Northampton Town Football Club, taking into consideration the reasonable representations of the Rugby and Northampton Athletics Club, regarding changes to the Lease structure which would help to give greater clarity as to the respective obligations of Northampton Town Football Club and Rugby and Northampton Athletics Club for the range and standard of athletics facilities/ equipment that should be available at Sixfields Community Stadium.

- 6.1.3 Officers be instructed to communicate with Northampton Town Football Club to require that it takes all necessary steps in the ongoing management of the athletics facility and in-field to help prevent damage to the Track and athletics equipment.
- 6.1.4 Officers be instructed to write to Northampton Town Football Club asking that, as a gesture of goodwill and positive intent, it agrees to permit athletics participants and spectators to park near to the Athletics Track when using the facilities and operating a security regime in co-operation with Rugby and Northampton Athletics Club that facilitates this.
- 6.1.5 Officers be instructed, to explore with Northampton Town Football Club, the potential opportunities for educational establishments, Leisure Trust and other such bodies, entering into an agreement with NTFC for the overall management of the athletics facility.
- 6.1.6 Cabinet be informed that the Scrutiny Panel supports the intention of fully utilising the six free days usage at the Athletics Stadium during 2011 and 2012.
- 6.1.7 Cabinet be informed that the Scrutiny Panel would wish to see the Stadium fit for use for athletics competitions/meetings, including the ability for primary, secondary and special schools to utilise the facilities for local, district and county competitions and events (instead of events being held at Corby).
- 6.1.8 Officers be instructed to write to Northampton Town Football Club requiring that it ensures that the athletics infield is made available to organisations hiring the facility for the purpose of athletics training and competition. Football training should continue to be permitted on the infield as well as making it a dual purpose facility. Equipment should be removed at the end of all training sessions and competitions by all parties utilising the facility.



## **Northampton Borough Council**

### **Overview and Scrutiny**

#### **Report of Scrutiny Panel H**

#### **1. Purpose**

- 1.1 The purpose of the Scrutiny Panel was to review the operation of the Lease that Northampton Borough Council has with Northampton Town Football Club, the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club; and make recommendations for improvement to the facility, if appropriate.
- 1.2 A copy of the Scope of the Review is attached at Appendix A.

#### **2. Context and Background**

- 2.1 The Vice Chair of the Rugby and Northampton Athletics Club addressed full Council on 12 April 2010, conveying the concerns of the Athletics Club at the deterioration of the athletics track and Northampton Town Football Club's contractual requirements to maintain the facility. The Vice Chair of the Rugby and Northampton Athletics Club urged the Council to place pressure on the Football Club to maintain it. Following the address to full Council, the Overview and Scrutiny Committee agreed to include this issue onto its Work Programme 2010/2011. It was agreed that a short, sharp Review would commence in December 2010 and conclude mid-March 2011.
- 2.2 An Agreement with Northampton Borough Council and the Rugby and Northampton Athletics Club was entered into in March 2004. Northampton Borough Council and Northampton Town Football Club signed a Lease in respect of land at Sixfields in April 2004. A Deed of Variation was made between Northampton Football Club and the Rugby and Northampton Athletics Club in November 2008. All three documents provided substantive background information to inform the Review.

#### **United Kingdom Athletics**

- 2.3 The UKA Certification System has evolved over a number of years from the systems originally developed by the AAA and BAF. Under the previous scheme tracks received a full inspection once every five years and following the inspection, the track was either awarded a certificate or was deemed to have failed. Owners of failed tracks could re-apply as soon as they had rectified the problems that had been identified and if appropriate a certificate would be awarded on confirmation that the work undertaken was to specification.
- 2.4 The new Certification Scheme came into effect on 1 April 2010; details of the classifications are attached at Appendix B.

- 2.5 Two copies of each certificate are issued. The track operator should keep one on file and the other displayed at a prominent place at the facility. The certificate indicates the current status of the track. If the certificate is not displayed, athletes, coaches and officials should demand to see a copy before using the facility.
- 2.6 Certificates can be upgraded or amended at any time following the satisfactory completion by the operator of work identified as part of the certification process.
- 2.7 In the period between initial inspection and expiry of the certificate (5 years), all tracks will receive an annual visit (an `MOT'). At this time, advice on care and maintenance will be given and signs of deterioration noted. Certificates can be amended or even withdrawn as a result of the annual visit.

### **Northampton Athletics Track – Sixfields**

- 2.8 Northampton Athletics Track was inspected on 26 August 2009, which was carried out under the previous grading system. The Certificate classifies the Athletics Track as Grade 5, which is equivalent under the current grading system as grade B. The reason that the Athletics Track was graded 5 (equivalent to the new class system – B) is that it does not have a pole vole (restricted to one way only). The Track does not have the facility of long throws or a women's steeplechase.
- 2.9 An inspection was undertaken in February 2011 which classified the Stadium at level C.
- 2.10 A copy of the Track Certificate dated 26 August 2010 and the inspection assessment (February 2011) is attached at Appendix C.
- 2.11 A Scrutiny Panel was established comprising Councillor John Yates (Chair); Councillors Tony Clarke, Brendan Glynane, Richard Matthews, Pam Varnsberry and Natalie Lawrence, Development Manager, Northampton School Sports Partnership was co-opted to the Review.
- 2.12 The Scrutiny Panel agreed that the following needed to be investigated and linked to the realisation of the Council's corporate priorities:
- Contractual data
  - Data from other (best practice) Athletics facilities
  - UK Athletics Competition Standard Criteria
  - Evidence from internal Officers
  - Evidence from appropriate external witnesses
  - Site visit and desktop research
- 2.13 This Review links to the Council's corporate priorities as it demonstrates the investigation of strong partnerships and the engagement of communities. Corporate priority 4 refers.

### **3. Evidence Collection**

- 3.1 In scoping this Review it was decided that evidence would be collected from a wide range of sources:

### **3.1.1 Corporate Asset Manager, Northampton Borough Council**

3.1.1.1 The Corporate Asset Manager, Northampton Borough Council, provided baseline data:-

- Licence Agreement made between Northampton Borough Council and the Rugby and Northampton Athletics Club - March 2004.
- Lease made between Northampton Borough Council and Northampton Town Football Club in respect of land at Sixfields - April 2004.
- Deed of Variation of the Licence between Northampton Football Club and the Rugby and Northampton Athletics Club - November 2008.

### **3.2 Best Practice External to Northampton**

3.2.1 Desktop research was carried out and the following information obtained:-

3.2.1.1 United Kingdom Athletics (UKA) was contacted and suggested the following Stadiums, in its opinion are examples of best practice:-

- David Donaldson Stadium, Stowe School, Buckingham
- Alexandra Stadium, Birmingham
- Don Valley Stadium, Sheffield

#### **3.2.2 David Donaldson Stadium Stowe School, Buckingham**

3.2.2.1 Stowe School is reported to have its own new state-of-the-art athletics track on site and plays host each summer to the local district schools trials. The English Schools Cup Competition, together with the County Schools Championships, Inter Counties events and English Schools Championships provide a good pathway to elite competition.

3.2.2.2 The David Donaldson Stadium operates to a Class A certificate from UKA. Funding for the Stadium at Stowe School has been and is provided by private donations.

#### **3.2.3 Alexandra Stadium, Birmingham**

3.2.3.1 The Alexandra Stadium has always been granted, and operates to a Class 1 (now Class A) certificate from UKA. However, this can fluctuate following an inspection if the standard is not met. For example a couple of years ago, the Alexandra Stadium had a Pole Vault bed which did not quite meet the specification and, as a result, on its annual inspection the Stadium was 'downgraded' until the bed was replaced.

3.2.3.2 The Alexandra Stadium is the only major International Athletics stadium in the Midlands and will be hosting the USA Track and Field Team in 2011. The Stadium is being upgraded and other improvements such as resurfacing and redesigning the track and building a new grandstand are taking place, after which the Stadium will also be a Class 1 IAAF Certified track.

3.2.3.3 The Stadium underwent a major refurbishment in 1997; some funding was

acquired through Sport England/Lottery. However, since this, the Stadium has been solely funded by Birmingham City Council.

### **3.2.4 Don Valley Stadium, Sheffield**

- 3.2.4.1 The venue is owned by Sheffield City Trust and is managed by Sheffield International Venues Limited, with revenue funding arrangements with Sheffield City Council. The venue is operated on an annual funding arrangement that rolls forward each year.
- 3.2.4.2 Rotherham Football Club is a customer of the Stadium and has a written contract. The Football Club pays match day hire fees. The Football Club sets up for home matches and it pays a fee for each home match. The Football Club occasionally trains at the Stadium but needs to book the facilities to do this and would again be charged hire fees. Rotherham Football Club has a Primacy of Tenure for use of the Stadium.
- 3.2.4.3 The Stadium is also used by Sheffield Eagles Rugby League and a non league football club.
- 3.2.4.4 Sheffield International Venues Limited aims to maximise the income to minimise the funding arrangements.
- 3.2.4.5 The local Athletics Club uses the Stadium for casual training and this is programmed in around the football matches. There is no clash of events as athletics tends to take place during the football close season.
- 3.2.4.6 The current Certificate that the Stadium has been issued by UKA is Class 1 (this is equivalent to the new Class A standard) which expires July 2012.

### **3.2.5 Bedford International Athletics Stadium**

- 3.2.5.1 A site visit to Bedford International Athletics Stadium took place on 27 January 2011.
- 3.2.5.2 The Stadium as it is now opened in 1993. The first event was held at the Stadium in 1993 – “England versus the Rest of the World” and the Stadium has built on from this.
- 3.2.5.3 Bedford International Games is held at the Stadium. In 2011 the Stadium will host seven National level events. Forty five athletics events were held at the Stadium during 2010. In the main, spectators attend for major athletics events and this usually attracts in the region of 2,000.
- 3.2.5.4 The Athletics Stadium is a Council owned facility currently run by DSD Leisure. The facility comprises:-
- An athletics track
  - Two Rugby pitches, which are located in an area which is separate to the athletics track. American football pitch.
  - Two cages for javelin and hammer throwing
  - Long jump – Four pits

- Pole vault (Triple/Pole vault is located outside the track and can be used both ways so that contestants can throw/ jump with the wind direction)
- 3.2.5.5 There are two of each facility so that combined events can be accommodated.
- 3.2.5.6 There is the provision of photo finish equipment both on the external track and also within the internal facilities. A track wing gauge is linked to the photo finish. The photo finish equipment is used for major events only.
- 3.2.5.7 The athletics track has recently been resurfaced; previously it was a porous track (that had been over sprayed three times). The new surface (Mondo System) was installed in November 2010; which is also used at the Olympic stadium. The system has been used for eight previous Olympics games and is therefore considered well tested. The surface is a non porous system. Therefore there is the need for drains around the track now. The cost for the materials and installation was £450,000. It has a twenty year guarantee and took around 10-12 weeks to lay. The previous surface had been refurbished approximately every five years and the cost of the last refurbishment was £140,000. It is reported there are less injuries to contestants where the Mondo System is used. Surface is uniform and of a consistent structure throughout.
- 3.2.5.8 An indoor sports hall is also on site. It houses eight badminton courts (six during the winter), a 60 metre sprint straight and an indoor sandpit and pole vault facilities. The sports hall is used by officials for athletes registration, athletes for warm ups and physiotherapists when major events are held on the outdoor track.
- 3.2.5.9 The Rugby Club also uses the Stadium and shares the Conference Room (which is also a bar) with the Athletics Club. The Rugby pitches are located in an area which is away from the athletics track. Dual usage of the facilities operates smoothly. Rugby matches usually kick off at 3pm on a Saturday and the Rugby Club will usually use the clubhouse during that evening.
- 3.2.5.10 The Rugby Club trains on its pitches and does not use the athletics track. The Rugby Club can also use the gym which is located on site but needs to book this in advance/ be inducted.
- 3.2.5.11 The Rugby Club and the Athletics Club share the facility of the clubhouse. The Athletics Club members pay an annual user's fee.
- 3.2.5.12 If the Stadium is to host a major event on a Saturday it will often approach the Rugby Club and ask for an away match on that date.
- 3.2.5.13 Grounds-staff lay a cover over the athletics track when they need to cut the grass in the centre of the track.
- 3.2.5.14 A charge is levied for events that are hosted at the Stadium and also there is a charge for schools using the facilities. Around five or six schools per week hold their Sports Days at the Stadium during May and June each year.
- 3.2.5.15 The Stadium does not benefit from private Sponsorship.

- 3.2.5.16 The current certificate that the Stadium has been awarded is Class 1 (which is equivalent to UKA's new criteria – Class A – suitable for all competitions). The certificate is valid until August 2013, and the Assistant Manager is aware that there is the need for a new survey of the site to be undertaken.
- 3.2.5.17 Budgetary details for Bedford International Athletics Stadium for the year 2009/2010 was provided as attached at Appendix D. Bedford Borough Council is responsible for the running costs of the Stadium.

#### **Cost of Athletics Equipment**

- 3.2.5.17 The cost of replacing athletics equipment for the lower scale of the market was provided. Example pricings attached at Appendix E.

#### **Athletics Facility, Sixfields, Northampton**

- 3.2.5.18 The Scrutiny Panel carried out two site visits to the athletics facility at Sixfields, Northampton. Its main observation was the poor standard of some of the facilities and the unsatisfactory nature of some of the arrangements at the site, such as:-

- Damaged and loose ceiling panels in the club house
- Goal posts, in disrepair, located near to the long jump facility and by the track
- Pole Vault not in useable condition
- Long jump facility not covered and recent use by NTFC of the cover on main football pitch
- Fixed goal posts to the infield, limiting throws activity
- Permitted Parking for athletics club members being situated away from the entrance to the athletic facilities
- Mud on the running track
- Some poor 'housekeeping' by the Football Club with debris left near to entrance to athletics facilities
- 

- 3.2.5.19 The inspection assessment that took place in February 2011 was undertaken after the Scrutiny Panel had carried out its site visits.

### **3.3 Witness Evidence**

#### **3.3.1 Core Questions – Key Witnesses**

- 3.3.1.1 The Scrutiny Panel produced a set of core questions that it put to key witnesses, copy attached at Appendix F.

- 3.2.3.2 Key witnesses provided a response to the Scrutiny Panel's core questions at the meeting held on 7<sup>th</sup> February 2011:

#### **3.2.4 Portfolio Holder (Finance) and Portfolio Holder (Community Engagement)**

- 3.2.4.1 Main points of evidence:-

- Sports and Play Development, Northampton Borough Council has

worked with the Northampton School Sports Partnership (NSSP) to utilise the six free days usage of the athletics facility.

- In 2008 the utilisation of the six days free usage of the athletics facility was 4 days (NBC) and 1 day (NSSP). In 2009 the utilisation was 4 days (NBC) and 1 day (NSSP). In 2010 the utilisation was 0 days (NBC) and 1 day (NSSP). In 2011 the intention is to use 5 days (NBC in partnership with the new Leisure Trust) and 1 day (NSSP). In 2012 the intention is to use the facility as part of the Council's work around the Olympics – six days in partnership with the NSSP.
- Sports and Play Development has faced many problems when trying to book the facilities over the years and found it very difficult to book its preferred days and times. In addition they have often been restricted to only using the track and not the field area therefore severely limiting activity. Due to the nature of some events or programmes, bookings have ordinarily been for 3 or 4-hour slots and not a full working day.
- From the Sports and Play Development Team's perspective, it does not have responsibility for the decay of the facility due to its limited use.
- When the Lease for the stadium was taken over by Northampton Town Football Club in 2004 it was anticipated by the Football Club that there would be major redevelopment of the Stadium facilities in the near future. The Parties, at the time, were properly advised and thus made aware of the conditions of the lease and licence contracts. The benefit to the Football Club was a rent free 150 year Lease and the liability was the maintenance of the athletics facility.
- The Council's responsibility is limited to the right to up to two inspections of the Property per annum and to enforce lease obligations where it considers that there is a breach of covenant by the tenant.
- The Football Club has not regularly provided copies of insurance certificates and this is a matter, which will be followed up in future by the Council's Asset Management Team.
- When the Stadium was built in the mid-1990, the facilities cost £6.2 million and the associated infrastructure an additional £9.3 million. The Athletics Club contributed (with external grant assistance) £165,000. Cllr Clarke stated that £5.6 million had come from the sale of Northampton Transport and Northampton Borough Council had funded the remainder without borrowing.

### **3.2.5 Chairman, Northampton Town Football Club**

#### **3.2.5.1 Key points of evidence: -**

- Northampton Town Football Club (NTFC) has not always forwarded a copy of the Insurance Certificate to Northampton Borough Council, but has supplied copies of existing policy details
- The track has been maintained to the same level that it was in when NTFC took over the lease.
- The Deed of Variation was sought to clarify the position regarding outstanding fees claimed by NTFC and to give some proper structure to providing a maintenance fund. NTFC had made a significant financial

contribution to this and wanted to give the Athletics club a chance to prosper.

In 2006 an inspection confirmed that the facilities were no longer of competition standard.

- Since 2004, it is estimated that NTFC has spent around £80- 90,000.
- It is considered that there should only be football equipment on the Infield which should not be used by the Athletics Club.
- There has been some grant agreed to improve the long jump facility but NTFC has not been asked to install this.
- Northampton Town Football Club players have been asked not to walk across the Athletics Track in their football footwear. Groundsmen should be using protection for the mower when crossing the Track. It was acknowledged that this may not always happen in practice
- The car park is barriered to prevent access to the site by unauthorised persons. It had not been possible to reach an acceptable agreement with the Rugby and Northampton Athletics Club regarding responsibility for locking the car park barriers.
- The majority of the repair works already carried out had been commissioned by NTFC and monies claimed back from the joint account.
- At the time the Lease was signed it was considered that the site would have been redeveloped by this time. This would have given everyone an opportunity to update facilities.
- Regular meetings should be held between representatives of Rugby and Northampton Athletics Club and the Facilities Manager, Northampton Town Football Club, but these have not been taking place.
- The Athletics facility at Sixfields is not promoted by NFTC.

### **3.2.6 Treasurer and ex-Vice Chair, Rugby and Northampton Athletics Club (R&NAC)**

#### **3.2.6.1 Key points of evidence:-**

- R&NAC is a non-profit making voluntary organisation, whose objectives are the encouragement, promotion coaching sessions and development of athletics, including promotion of and participation in athletics competitions.
- The Athletics Club considered that that there was no equipment that was its responsibility. The hire fee includes an element for equipment hire.



- R&NAC has details of the Sixfields Stadium posted on its website.
- The responsibilities of R&NAC are detailed in section 3 of the Licence Agreement and clause 3 of the Deed of Variation. In summary, the main responsibilities are: -
  - On a regular and continuing basis, to use the Facility for the Defined Purpose, which principally means “practicing and performing athletics” and to co-operate with the Licensor (NTFC) to ensure the provision of athletics and related activities in the community and to enable the effective use and continued development of the Stadium Complex and to facilitate any other allocation of the Facility outside the License Period other than for use by R&NAC.
  - To pay the monthly licence fee in respect of the use of the Athletics Facility by R&NAC, as detailed in the Licence Agreement.
  - To keep the changing facilities tidy and secure and remove rubbish from them.
  - To notify the Football Club (originally the Council) of any damage to the Facility and to take all reasonable steps to avoid any such damage or loss. Note: Damage was also reported through UKA inspections.
  - To maintain Public Liability insurance cover.
  - To observe the restrictions on use of the Facility as detailed in the Licence Agreement
  - In accordance with the Deed of Variation, to secure the premises after each training session and to place any rubbish left by Club members into the bins provided.
- The Licence Fee is intended to cover the maintenance and repair of the Athletics Facility and equipment to UK Athletics Competition Standards, as well as maintenance and operation of all lighting, floodlighting and security measures to allow the Club to use the facility. The Club has paid a total of £49,811 in Licence Fees during the last five year period.
- In addition to these Licence Fees, the Club has made the following additional investments in the Athletics Facility:
  - £7,500 was paid into an account for maintenance of the Facility as part of the Deed of Variation (1998). Additionally, £13,625 of the £49,811 of Licence Fees for this period has been paid into the maintenance account by NTFC in recognition of the Club’s additional undertakings under the Deed of Variation.
  - £10,000 grant secured from West Northamptonshire Development Corporation (WNDC) for new equipment for the facility, comprising a new high jump landing bed, throwing cage net, shot circle board and repairs to the sand pits (2010). Additionally, the Club has typically spent around £200 per year on minor items of athletics equipment.
- The Deed of Variation was signed in November 2008, at which time R&NAC made a payment of £7,500 into the joint account that had been set up for maintenance of the Facility. The highest priority task at that time was the repair of the floodlights, which was arranged by NTFC at a

cost of £5,555.

- The maintenance account is operated by Northampton Town Football Club(NTFC) and the Football Club remains responsible for the maintenance of the facility, spending the monies in the maintenance account as jointly agreed with R&NAC. R&NAC initially had difficulty in obtaining confirmation from NTFC that the additional funds, as specified in the Deed of Variation, had been paid into the account and were available for use. On 9 April 2010 R&NAC received the first confirmation from NTFC that the correct funds were in the account, which R&NAC felt was only accessible by NTFC and that it did not comply with Deed of Variation.
- R&NAC has sought to work with NTFC to ensure that the necessary maintenance is carried out using the available funds. During 2010, the second priority task, cleaning of the track, was carried out at a cost of £6,486 and adjustable steeplechase barriers were purchased at a cost of £1,214, leaving a balance in the joint account of about £10,000 at the end of 2010.
- In 2003 a joint project was undertaken by Northampton Borough Council and R&NAC to carry out some of the major repair and maintenance tasks at the Athletics Facility at that time, comprising:
  - Hammer and Discus cage - Reconstructed to the correct safety standards and a new net was fitted, at a cost of £5,000 which was funded by NBC.
  - Pole vault and high jump landing bed covers - Covers were leaking water on to the beds. The pole vault landing bed was severely damaged and required replacement. R&NAC volunteers repaired and repainted the bed cover framework and a local roofing company recovered both covers at no cost as sponsorship to the club. Estimated value: £3,000.
  - Aluminium track edge curbing (required to defined 400 metres distance for records) - R&NAC volunteers repaired or replaced sections and relayed all 400 metres. The material cost was £500 plus a considerable amount of labour was involved.
  - Equipment store – Club members cleaned and re-organised the store and made a stock take of all equipment.
- R&NAC confirmed that they had not been invoiced for the security and cleaning elements of the athletics facility and therefore felt that they should not have been billed for these elements.
- R&NAC recently obtained a grant from West Northamptonshire Development Corporation (WNDC) for new equipment for the facility, comprising a new high jump landing bed, throwing cage net, shot circle board and repairs to the sand pits (2010). This work had not yet been completed and the NTFC had not, as landlord, been involved in obtaining the grant. The improvements covered by the WNDC grant which included repairs to the long jump facilities, are expected to take place before end February 2011.

- It has not been possible to carry out Hammer Throwing at the site. Best practice would be to fill in areas after use, and club athletes and coaches would carry out this practice willingly if top soil is supplied to the athletics club.
- R&NAC is continuing to try to work with NTFC in order to achieve other maintenance and improvement actions at the Facility.

### **3.2.7 Head of Leisure and Culture, Northampton Borough Council**

3.2.7.1 The Head of Leisure and Culture, Northampton Borough Council, attended the meeting of the Scrutiny Panel on 17<sup>th</sup> March 2011 and provided background evidence.

3.2.7.2 Key points

- There are barriers to being able to make use of the six free days at the Stadium, such as the inability to make advance bookings
- There has been difficulty in accessing the facility, on occasions the entrance gate leading to the Track has been locked
- The facility has, on occasions, not been ready for an event, when a prior booking has been made

### **3.2.8 Written Evidence**

#### **Rugby and Northampton Athletics Club (R&NAC)**

3.2.8.1 Representatives of the Rugby and Northampton Athletics Club also provided written details to information the evidence base:- Key points:-

- The Deed of Variation signed in 2008 releases the Rugby and Northampton Athletics Club from any liability for “past or future charges in relation to security or cleaning of the Premises” There is no basis in the Licence Agreement for the alleged security or cleaning charges
- A Time Line analysis list, of major meetings and events 2001 to 2009.
- The R&NAC felt that, in their opinion, that in regard to all UKA/MCAA inspections from 2001 to latest, it highlights one key issue that the owners and management of the Sixfields Stadium, have not at any time provided a maintenance or training plan for staff responsible for maintaining athletics facility. The UKA inspection reports show the same failings and faults reoccurring consistently.
- Various efforts have been made by all parties to rectify specific issues over the past years, however, R&NAC is of the opinion that there will never be a long lasting and satisfactory resolution to this matter until this fundamental provision is addressed.
- R&NAC felt that realistic and achievable goals must be established for all parties involved; therefore clearly defined and upheld responsibilities must also be established to facilitate fulfilment of goals and objectives.

### **3.2.9 Public Addresses**

#### **R&NAC**

3.2.9.1 Under the facility of public addresses, representatives of the Rugby and Northampton Athletics Club addressed the Scrutiny Panel at its meeting on 6<sup>th</sup> January 2011 and 7 February 2011. Key points of evidence:

- It was felt that the facilities had deteriorated over the time that Northampton Town Football Club (NTFC) had been in charge.
- Some club members have been forced to train elsewhere in order to be able to access facilities that were of the standard that he needed.
- It was considered that young people had suffered particularly, as the Athletics Club was not able to offer such a wide range of sports. The Stadium used to be able to cater for a wider range of sporting interests but as facilities and equipment had deteriorated this had been restricted. In particular there were no longer facilities for pole vault and throwing events such as the hammer and the shot.
- At one stage the track had regularly been used to hold school competitions but due to the poor state of repair that was no longer possible. There was a particular problem with relation to the field events offered.
- When the Stadium was first built, standards were very high. Now senior athletes are leaving the Club, as it is not able to offer facilities/coaching for a full range of disciplines.
- The Football Club restricts the use of the infield.
- The Athletics Club reported that it had made efforts to tidy up facilities on the understanding that the Football Club would also participate. This had not happened.
- The pole vault bed had been damaged after it had been left uncovered and is no longer usable.
- Competitions for more senior age groups in Northampton are unable to be held at the Stadium at Sixfields. The only competitions that are held in the town are for Primary School age children.
- It is considered that there are inadequate facilities for spectators and for marshalling children competing. There had never been enough seating and changing rooms are longer adequate.
- Donations to the Club from the Horne Trust and Sport England and from the Club's own funds equated to £167,000 which was given to NBC towards the construction of the clubhouse and office.

- Many competitions cannot now be held at the Site, due to the fact that the Athletics Track does not have a certificate issued from UKA to competition standard. It is felt that this has led to the top level athletes training elsewhere.
- Currently there is one annual primary school event only held at the site.

#### **4 Equality Impact Assessment (Screening)**

- 4.1 In investigating the operation of the Lease that Northampton Borough Council has with Northampton Town Football Club, the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club; the Scrutiny Panel also produced an Equality Impact (Screening) for the Review.
- 4.2 The Scrutiny Panel was mindful of the eight protected characteristics when undertaking this Scrutiny activity and ensured that any recommendations that it made identified potential positive and negative impacts on any particular sector of the community. This was borne in mind as the Scrutiny Review progressed and evidence gathered.
- 4.3 The Scrutiny Panel, in considering its recommendations concerning what constitutes a fit for purpose athletics facility again had regard to the eight protected characteristics and how these interrelated with the physical facilities required to support athletics participation in Northampton.
- 4.4 It was realised that any possible recommended changes might have perceived adverse and beneficial effects for all diversity groups.
- 4.5 The Scrutiny Panel was not aware of whether any disabled groups use the athletics facilities or whether the facility is accessible.
- 4.6 The Scrutiny Panel has been made aware there is no facility of women's steeple chase available at the athletics facilities.
- 4.7 The Scrutiny Panel had regard to the extent that the existing facilities, compared with some alternative facilities, are capable of effective use by children and adults of all ages.

### **5 Conclusions and Key Findings**

- 5.1 After all of the evidence was collated the following conclusions were drawn:
- 5.1.1 The Scrutiny Panel acknowledged that Northampton Town Football Club (NTFC) do not promote the athletics facility, meanwhile Rugby and Northampton Athletics Club (R&NAC) promotes the athletics facility at Sixfields on its Website.
- 5.1.2 The Scrutiny Panel acknowledged, that in its opinion, there were a number of shortcomings that do not assist in the practical management of the facilities or the resolution of differences between Northampton Borough Council, Northampton

Town Football Club and the Rugby and Northampton Athletics Club within the Lease and Licence, in relation to:

### **Lease**

- It does not specify what actual standard the athletics facilities need to be kept up to (clause 5.5.2)
- It does not state that a full range of athletics disciplines must be provided for
- It does not specifically oblige the Landlord to provide and renew non fixed equipment for athletics use (for example jump covers and hurdles) and given absence of schedule of contents of stadium at April 2004 - no definitive reference in event of dispute.

### **Licence**

- No original inventory of what equipment belonged to the Council (now Football Club) and what belonged to Athletics Club at date of Licence - so ambiguity about who is responsible for repair/ replacement of some items (clause 3.4 and 4.1 refer).
- No definitive list of athletics disciplines that facilities/ equipment have to be provided for by the Licensor (Football Club) within the "Defined Purpose" (Clause 1.9)
- No specific right for Licensee to park cars at all and Licensor has complete discretion about location and rules governing use of any car parking areas by athletics club members.

- 5.1.3 It was noted that when the Lease for the Stadium was taken over by Northampton Town Football Club in 2004 it was anticipated by the Football Club that there would be major redevelopment of the Stadium facilities in the near future. The parties at the time were aware of the contract conditions. The benefit to the Football Club was a rent- free 150 year Lease and the liability was the maintenance of the athletics facility. Some witness evidence indicated that there had a been a loss of status for the facility, at a time when Northampton Borough Council still had been responsible for the facility, but that this was mostly rectified prior to the Football Club taking over the Lease.
- 5.1.4 Northampton Borough Council has no present contractual relationships with the Rugby and Northampton Athletics Club.
- 5.1.5 It was realised that Northampton Borough Council has no repairing responsibilities for the Stadium complex. The Council has the right to inspect the property twice per annum and can serve notices to require works to be completed – if the Football Club is found to be in breach of the Lease.
- 5.1.6 The Scrutiny Panel was concerned that Northampton Town Football Club has not regularly provided copies of insurance certificates to the Council.
- 5.1.7 The Scrutiny Panel acknowledged that the athletics facilities at Sixfields were not fit for purpose; children and adults could not effectively participate (train or compete) in all athletic disciplines. For example only one Primary School event is

held at the Stadium annually. Witness evidence indicated that top athletes use alternative facilities to train. There is no facility of women's steeple chase, or pole vault for either sex, available at the athletics facilities.

- 5.1.8 The Scrutiny Panel acknowledged that the only competitions that are held at the Athletics facility at Sixfields are for Primary School age children. It was further noted that there are inadequate facilities for spectators and for marshalling children who are competing. It was emphasised that there had never been enough seating. An internal structure (football club storage room) built within the clubhouse, without the permission of Northampton Borough Council has now also reduced the internal floor space, providing inadequate indoor space.
- 5.1.9 The Scrutiny Panel realised that it can be common practice for Stadiums to be downgraded by the Athletics Governing Body, noting the example provided by the Alexandra Stadium (that it had had to repair its Pole Vault facility to be re-awarded Class A standard).
- 5.1.10 It was further realised that rules and regulations in respect of athletics can change, which is usually led by the governing body – International Association of Athletics Federation (IAAF). If a facility does not fully comply with new regulations it would be downgraded, or at worst, would not be permitted to host an athletics event.
- 5.1.11 Costs of repairing and replacing athletics facilities were highlighted. The Scrutiny Panel noted the cost to replace the surface of the Track at Bedford International Stadium. The cost for the materials chosen and installation was £450,000. The previous surface had been refurbished approximately every five years and the cost of the last refurbishment was £140,000. The cost of purchasing 'the budget end' of athletics equipment such as those detailed in information seen by the Panel equate to £49,540.
- 5.1.12 The Scrutiny Panel noted that grounds-staff at Bedford International Stadium are required to lay a protective cover when crossing the Track to carry out groundwork. The Scrutiny Panel was concerned that players of Northampton Town Football Club frequently walk across the Athletics Track in their football boots. It also noted that NTFC's grounds staff should be using a protective cover over the Track when crossing it with equipment, such as a lawnmower. The Scrutiny Panel further noted that the in-field at Bedford is used for athletics only.
- 5.1.13 It was realised that the car park located at the Football Club has a barriered entrance, the purpose of which is to prevent access to the site by unauthorised persons. It was felt that this is inconvenient for the Athletics Club, but it was also noted that the Athletics Club does not have a designated key holder for the car park. The Scrutiny Panel noted that the NTFC had offered the R&NAC one key for the car park barrier but had been unable to accommodate the Athletics Club request for three keys as the Football Club's Insurance stipulates a set number of key holders only. It was further noted that Rugby & Northampton Athletics Club originally requested six sets of keys from NTFC, including the barrier key. The Football Club offered three sets. R&NAC accepted three sets, on the basis that the Football Club would leave the facility open and the R&NAC would only have to lock up. By that time in the negotiations, R&NAC accepted that the set of keys would not include a key to the car park barrier.

- 5.1.14 The Scrutiny Panel realised that whilst there is no obligation in the agreement between Northampton Borough Council, Northampton Town Football Club and the Rugby and Northampton Athletics Club, it would be a gesture of goodwill and intention if an agreement could be put in place that permits athletic participants to park near to the Athletics Track when using the facilities.
- 5.1.15 The Scrutiny Panel was pleased to note the Council's intention to fully utilise the six free days usage per year of the athletics facilities, in partnership with the new Leisure Trust and Northampton School Sports Partnership (NSSP), during 2011 and 2012.
- 5.1.16 The Scrutiny Panel concluded that the infield should be kept in a condition whereby all athletics disciplines could be performed, however appreciates that this area could also be used for football training, but that all football equipment should be removed after every training session so that it can be used by others.

## 6 **Recommendations**

- 6.1 Scrutiny Panel H - Lease between Northampton Borough Council and Northampton Town Football Club and the contractual arrangements between Northampton Town Football Club (NTFC) and the Rugby and Northampton Athletics Club (R&NAC), therefore recommends to Cabinet that:
- 6.1.1 Officers be instructed to enforce, as far as is legally possible, all obligations that Northampton Town Football Club has under the Lease in respect of the condition of the athletics facility.
- 6.1.2 Officers be instructed to explore all opportunities with Northampton Town Football Club, taking into consideration the reasonable representations of the Rugby and Northampton Athletics Club, regarding changes to the Lease structure which would help to give greater clarity as to the respective obligations of Northampton Town Football Club and Rugby and Northampton Athletics Club for the range and standard of athletics facilities/ equipment that should be available at Sixfields Community Stadium.
- 6.1.3 Officers be instructed to communicate with Northampton Town Football Club to require that it takes all necessary steps in the ongoing management of the athletics facility and in-field to help prevent damage to the Track and athletics equipment.
- 6.1.4 Officers be instructed to write to Northampton Town Football Club asking that, as a gesture of goodwill and positive intent, it agrees to permit athletics participants and spectators to park near to the Athletics Track when using the facilities and operating a security regime in co-operation with Rugby and Northampton Athletics Club that facilitates this.
- 6.1.5 Officers be instructed, to explore with Northampton Town Football Club, the potential opportunities for educational establishments, Leisure Trust and other such bodies, entering into an agreement with NTFC for the overall management of the athletics facility.



- 6.1.6 Cabinet be informed that the Scrutiny Panel supports the intention of fully utilising the six free days usage at the Athletics Stadium during 2011 and 2012.
- 6.1.7 Cabinet be informed that the Scrutiny Panel would wish to see the Stadium fit for use for athletics competitions/meetings, including the ability for primary, secondary and special schools to utilise the facilities for local, district and county competitions and events (instead of events being held at Corby).
- 6.1.8 Officers be instructed to write to Northampton Town Football Club requiring that it ensures that the athletics infield is made available to organisations hiring the facility for the purpose of athletics training and competition. Football training should continue to be permitted on the infield as well as making it a dual purpose facility. Equipment should be removed at the end of all training sessions and competitions by all parties utilising the facility.

## **Appendices**



Appendix A

## OVERVIEW AND SCRUTINY

### Scrutiny Panel H

#### **Lease between Northampton Borough Council and Northampton Town Football Club and the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club**

#### **1. Purpose/Objectives of the Review**

To review the operation of the lease that Northampton Borough Council has with Northampton Town Football Club, the contractual arrangements between Northampton Town Football Club and the Rugby and Northampton Athletics Club; and make recommendations for improvement to the facility, if appropriate.

#### **2. Outcomes Required**

A fit for purpose Athletics Track within the Borough of Northampton.

#### **3. Information Required**

- Contractual data
- Data from other (best practice) Athletics facilities
- UK Athletics Competition Standard Criteria
- Evidence from internal Officers
- Evidence from appropriate external witnesses
- Site visit and desktop research

#### **4. Format of Information**

- Site visit – Northampton Athletic Track
- Copy of the lease between Northampton Borough Council and Northampton Town Football Club
- Copy of the licence between Northampton Borough Council and the Rugby and Northampton Athletics Club
- Copy of deed of variation between Northampton Town Football Club, and the Rugby and Northampton Athletics Club
- UK Athletics Competition Standard Criteria

- Witness Evidence: Rugby and Northampton Athletics Club  
Northampton Town Football Club
- Best practice external to Northampton

## 5. Methods Used to Gather Information

- Minutes of meetings
- Desktop research
- Site Visits
- Officer reports
- Examples of best practice external to Northampton
- Witness Evidence: -
  - Partners
  - Key Officers

## 6. Co-Options to the Review

- Natalie Lawrence, Lings Academy, to be approached by the Chair to be co-opted to the Review.

## 7 Equality Impact Screening Assessment

Scrutiny Officer together with the Chair of the Scrutiny Panel to undertake an Equality Impact Screening Assessment shortly after the Scoping meeting

## 8 Evidence gathering Timetable

### December 2010 - March 2011

6 December 2010	Informal Scoping meeting
22 December 2010	Site visit to the Northampton Athletics Track 11.30am
6 January 2011	Evidence gathering
7 February	Evidence gathering
17 March	Finalise Chair's report

Meetings to commence at 6.00 pm in the Jeffery Room, Guildhall

## 7. Responsible Officers

- Lead Officer(s) David Bailey, Director of Planning and/or Simon Dougall, Corporate Asset Manager
- Co-ordinator Tracy Tiff, Scrutiny Officer

## 8. Resources and Budgets

David Bailey, Director of Planning and/or Simon Dougall, Corporate Asset Manager to provide internal information

**10 Final report presented by:**

- Completed by March 2011. Presented by the Chair of the Scrutiny Panel to the Overview and Scrutiny Committee and then to Cabinet.

**11 Monitoring procedure:**

- Review the impact of the report after six months (approximately October 2011)

**UKA Certification System - Classifications**

**Class A                    Suitable for all competition**

Class 1 or class 2 I.A.A.F. Certification  
Measurement Surveys  
Programming issues (Long throws/LJ/TJ/PV)  
6 lane track

**Class B                    Track with event restrictions**

Such as: -

No Hammer  
No adjustable steeplechase barriers

**Class C                    Non-standard track**

**UKA Competition Standard**

**Class A - Track is suitable for UKA competitions**

- i. I.A.A.F. Certificate - required for tracks hosting I.A.A.F. or E.A.A. meetings.
- ii Surveys - required for record purposes under Rule 141 or performances requiring ratification.
- i. and ii. not required for class A certification but may be required for certain standards of meetings.
- iii. Programming issues (Long throws/LJ / pole vault existing tracks)

UKA states that existing track may continue to hold events but care must be taken with the programming of events to avoid conflicts between long throws and other events situated on the infield. To qualify for a Class A status all new builds must ensure long/triple/pole vault facilities are located either on the Ds or outside the track. 6 lane tracks may qualify for class A and may be used for league and other competitions.

**Class B      The track has event restrictions**

**Restrictions**

- I. Should only be used for league competitions which do not have a full range of events i.e. women's steeplechase
- II. Examples - No adjustable steeple chase barriers
  - No Hammer
  - Single ended pole vault

**Class C      Non standard track**

J tracks; non standard size tracks (outdoor 200m., 300m. etc.)  
Non synthetic tracks (cinder, asphalt, grass etc.)  
Certification not compulsory, on request only.

# Track Certificate

This is to certify that the Track and field facilities provided at:

## Six Fields Stadium

Northampton Football Club, Sixfields Athletics Stadium, Upton Way, Northampton, NN5 5QA

Meet the standards required by UK Athletics to enable them to be granted a

## Class 5 Certificate

Restrictions – No Pole Vault restricted to one way only



**Chairman**

**Valid from: 26<sup>th</sup> August 2009**

**Valid until: 28<sup>th</sup> February 2011**

For further information please contact:

UKA, Athletics House, Central Boulevard, Blythe Valley Park,  
Solihull, West Midlands, B90 8AJ

Details of current certification can be found on:- [www.runtrackdir.com](http://www.runtrackdir.com)



ITEM	ANY ACTION REQUIRED?	SATISFACTORY (Please Tick)	UNSATISFACTORY (Please Tick)
Track Surface	<i>Some moss where kerbing had been. . There are signs of water damage around the last bend. There are signs of wear all round the track.</i>	√	
Markings	<i>Markings are there but are faded</i>	√	
Drainage	<i>track was dry</i>	√	
Hurdles	<i>The hurdles in the store in good condition. Approximately 60</i>	√	
<b>Steeplechase</b> Hurdles inc.water jump	<i>All barriers including water barrier need disposing of immediately. Barriers non adjustable</i>		√
Pit Filling, holding, emptying	<i>The water jump had not been filled, and is not used so do not know if it holds water. It was full of rubbish</i>		√
<b>High Jump</b> Surface	<i>There is wear and the surface also needs cleaning.</i>	√	
Drainage	<i>OK</i>	√	
Surrounds			√
Bed(s)	<i>bed is soft and 5cm too low but well put together pallets sticking out urgently re-positioned. Good metal covering</i>		√
Stands	<i>Training stands out usable but not good. New sets in the store</i>	√	
Laths		√	
<b>Pole Vault</b> Surface	<i>Dreadful condition</i>		√
Box & drainage	<i>To full of rubbish to see</i>		√
Bed(s)	<i>The bed should be removed to the tip as soon as possible to stop anyone even playing on it</i>		√
Surrounds	<i>To much rubbish sounding to see</i>		√
Stands	<i>Brand new in store</i>	√	
Rails	<i>Rusting (trackside), other side could not be seen</i>		√
Laths		√	
<b>Horizontal Jumps</b> Runways	<i>Both run ways show signs of ware.</i>	√	
Boards	<i>Usable but not good</i>	√	
Blanks	<i>Blanks were in place and flat. Need a good clean out and greasing</i>	√	

Drainage	<i>Need like all troughs emptying after heavy rain</i>	√	
Sand	<i>100 metre start pit. Needs much sand to get the level up to requirement</i> <i>Finish pit – needs topping up with sand</i>		√
Surrounds	<i>Both pits have concrete edging making sharp edges and no protection used. There is also a brick wall on the finish end that is just over a metre from the side of pit</i>		√

ITEM	ANY ACTION REQUIRED?	SATISFACTORY (Please Tick)	UNSATISFACTORY (Please Tick)
Ham./Disc. Cage Netting	<i>Netting rotting Needs replacing Goal posts just outside the cage.</i>		√
Posts	<i>The cage posts are really good</i>	√	
Circle surface(s)	<i>Surface is wearing with a small crack, there is grass growing all over the rim</i>	√	
Rim(s)	<i>Looks ok when the grass was pulled back.</i>	√	
Surrounds	<i>Grass with stepping stones to cage</i>	√	
Drainage	<i>dry on the day</i>	√	
Shot Circle Surface	<i>Grass still growing over the rim</i>	√	
Rim	<i>Ok when grass was cleared off the rim</i>	√	
Stop Board	<i>Needs replacing very poor condition</i>		√
Landing Area	<i>Grass . No markings</i>	√	
Drainage	<i>circle dry on the day.</i>	√	
Javelin Surface	<i>Hammer Cage end. Dirty and needs cleaning but could not be used as there is a goal post at the end of the runway. High Jump bed end. Moss on runway and a crack across the surface</i>		√
Drainage	<i>dry on the day</i>	√	
Markings	<i>Runway marking there, but need remarking, none on the field</i>	√	
Landing Areas	<i>Grass.</i>	√	
Risk Assessments Written	<i>No</i>		√
Staff Training	<i>No</i>		√
User Training	<i>No</i>		√
Safety Plan	<i>No</i>		√

<b>Maintenance Schedule</b> Written	<b>No</b>		√
Staff Training	<b>No</b>		√
<b>Arrangements for Storage</b>	<b><i>Good tidy store room</i></b>	√	
Electronic wind gauges	<b>yes</b>	√	
Electronic scales	<b>yes</b>	√	
Telescopic measuring equipment	<b>yes</b>	√	
Current certificate display?	<b>Yes.</b>	√	

## **Comments/observations**

The Athletic Club showed us around the track and have many complaints about the Football Club Management. They are not allowed to do any throwing events even though it is a football training ground and the infield was littered with football paraphernalia that in some instances was a health and safety issue. The track kerbing had been removed revealing moss which the Athletics were dealing with. Although the track is worn and in need of a clean there were no holes or damage to it. Marking were worn but are visible.

The equipment room is an Aladdin's cave and the envy of any club. Full sets of all equipment from electronic starting, scales, wind gauges still in boxes at least 6 items of each throwing implement again some brand new. New hammer wires, flags, batons pole vault uprights etc.

Going through last years report 2008 things have improved with the Athletics Club doing some grounds maintenance. Football club and Athletics Club have a slightly better relationship and are talking although the void seems to be great.

The Athletics Club are seeking help and advice on how to maintain what they do have and appear very keen to learn. One member is in the process of doing a risk assessment.

**Certificate recommendation:**

As a result of this annual inspection a change to the existing certificate is necessary

No (circle that which is applicable)

Please complete the attached Summary sheet indicating the GRADING to be applied to this facility

**Facility** Sixfields Athletics Stadium

**Address** Northampton Football Club, Sixfields Athletics Stadium, Upton Way, Northampton  
**Post Code** NN5 5QA

**Manager** Avril Spraggon

**Telephone Number** 01604 683700

**Assessor** Richard Dennis & Maggie Davis

**Signed** \_\_\_\_\_

**Date** 26<sup>th</sup> August 2009

**Summary of Assessors' Report findings for**

Sixfield Athletics Stadium

( Name of Facility)

based on the assessment carried out by: **Richard Dennis & Maggie Davis**

on **26<sup>th</sup> August 2009**

the check list below is a summary of the information contained in the overall report

**Survey**

available and complete

Yes	No	✓
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Layout**

The location or provision of the parts of the Facility as given below meet the requirements of UKA

	Competition		Training	
	Yes	No	Yes	No
Location of the horizontal jumps pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of Pole Vault	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Track has at least 6 lanes in the straight and on the circular track	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Provision**

The specification and condition of the following areas meets that required

Horizontal jumps pits - construction/position	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pole Vault	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High Jump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Throwing cage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Throwing circles i. Shot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Throwing circles ii. Discus/Hammer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steeplechase Barriers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Javelin run-up - 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The synthetic running surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Based on the above please issue:**

Circle appropriate grade    **Class**    1    2    3    4    **5**    6



## **Certification of Track & Field Facilities (OUTDOORS)**

Track and Field facilities are initially assessed for the issuing of a certificate on the basis of information supplied on a questionnaire resulting from a survey carried out by a qualified surveyor or suitably qualified person. The certificate is issued on the basis that **the facility is suitable for the specified purposes** and is valid for the period stated.

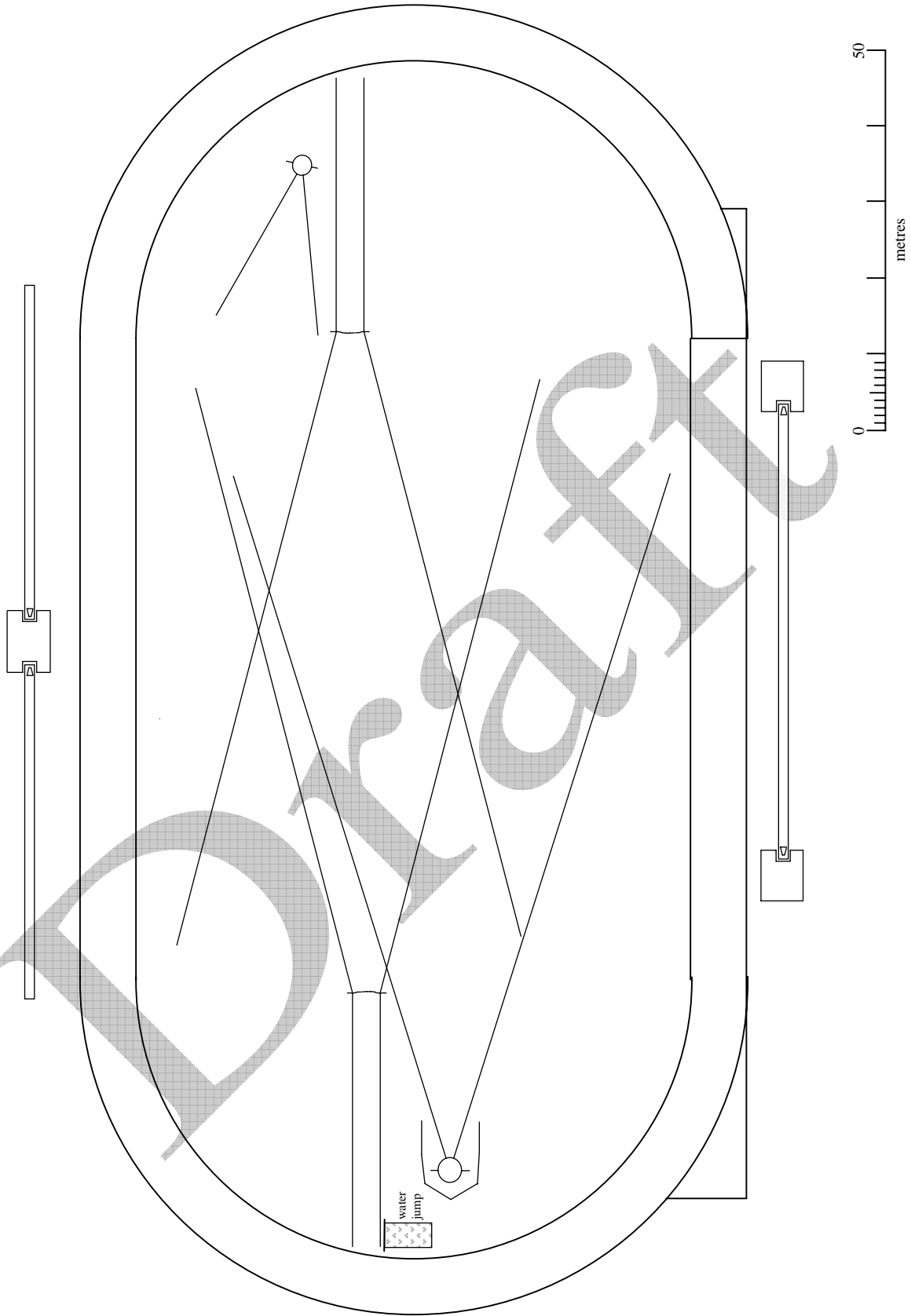
If alterations are made to the facility **during the certification period** then **UK Athletics** should be notified, as the nature of the certification may be affected.

On expiry of the initial certificate, re-certification will take place on the basis of the original survey unless material changes have taken place, **in which case a new survey may be required.** If nothing has fundamentally changed in the provision, a **Track and Field certification assessment by a UK Athletics assessor** will take place and the certificate will be issued based on his/her report.

Name of track:	<u>Sixfields Northampton</u>
Full address of	<u>Upton Way</u>
	<u>Northampton</u>
	<u>NN5 5QA</u>
Owner:	<u>Northampton Town Football Club</u>
Telephone	<u>01604 683713</u>
Contact:	_____ email: _____

Name of owner/ responsible authority:	_____
Full address of owner/ responsible authority:	_____ _____ _____
Telephone no. of owner/ responsible authority:	_____
Owner/ responsible authority contact:	_____ email: _____

**Plan of track and field event layout**





# Summary of Assessors' Report findings for

*Sixfields, Northampton*

(Name of Facility)

based on the assessment carried out by: **Richard Dennis & Maggie Davis**

on \_\_\_\_\_

the check list below is a summary of the information contained in the overall report

## Survey

✓

Yes

No

Available and complete



## Layout

The location or provision of the parts of the Facility as given below meet the requirements of UKA

	Competition		Training	
	Yes	No	Yes	No
Location of the horizontal jumps pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of Pole Vault	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Track has at least 6 lanes in the straight and on the circular track	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Provision

The specification and condition of the following areas meets that required

Horizontal jumps pits - construction/position	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pole Vault	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High Jump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Throwing cage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Throwing circles i. Shot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Throwing circles ii. Discus/Hammer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Steeplechase Barriers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Javelin run-up 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The synthetic running surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **RECOMMENDATIONS**

### **1. Track :**

#### 1.1

The track was professionally cleaned last year which has improved its condition but left the illusion of it being very dirty by discolouring the surface black. The home straight is in poor condition in places especially around the finish line and where people land in hurdling. The ground is even and at the moment is not a hazard but does need attention quickly. There is some moss around the outside of the track but not bad considering the time of year. Track stand needs edge protection but the timekeepers stand is a health and safety hazard with wood on flooring being rotten and strange funghi growing on it.

There are 80 hurdles 40 of which are kept inside on a trolley the other ones are strewn around the stadium starting to rust with some tops broken. Steeple chase water barrier rotting and unusable and the bottom of the water jump has grass, moss and debris in it..

### **2. Field :**

#### 2.1

The field is poorly drained and dominated by football goal posts. Due to the football there are many muddy grassless areas. The hammer cage is in good condition but needs re-netting. The club are checking the height of the cage to ensure it meets the current specifications. The circle has almost disappeared under grass and needs digging out and re-surfacing. The ground around the circle is very high and recommend the area about a meter wide around the circle is dug out and hard surfaced

The shot put circle has begun to disappear under grass and the rim of the circle can not be seen, stop board which is level with the grass has rotted. The ground around the shot circle like the hammer is very high and recommend area about a meter wide is dug out and hard surfaced .

High jump fan has some large cracks appearing one of which needs to be looked at and placement of the high jump bed may need to be altered so run ups do not cross this area.

One javelin runway has no arc and the other a large crack on the runway there are gaps around the outside from where the surface has shrunk away from the sides. Both have goal posts which appear to be permanently fixed into the ground right in from of them .

Pole vault bed has been removed as area unsafe due to perimeter fencing too close to landing area.

Long jump runways are back to back and very dirty with moss on them. The middle of the runway had standing water. All blanks needed levelling and take

off boards that were in where rotten, no edge protection on pits and sand very low but was covered.

Looking at photos taken of the different areas within the stadium it does appear that the grassed areas have risen quite considerably. This shows particularly on the throwing circles where the ground surrounding the circles is much higher

### 3. General :

#### 3.1

Football dominates the stadium with equipment left in all areas. There is a health and safety issue with the amount of rubbish and broken equipment left laying about eg planks of wood near the high jump fan with nails sticking out. Although the majority of this rubbish and equipment is the doing of the football club the athletics club should be removing it because of the impact it could have on there users. We appreciate the club are dominated by the football and cannot use the stadium freely but the bits they can use such as long jump and track could be looked after much better by them. The Club do not know how to set lj/tj boards and have never cleaned out troughs. Hurdles which are in overall good condition need stacking and covering after use instead of being left scattered around the stadium. Track could be swept of mud which although not there making is there problem.

We acknowledge the situation the athletics club are in and can see that the football club do not share the facility in an equal way but do feel that they could do some general day to day maintenance which would greatly improve the facility for them with little cost just man power.

### 4. Storage :

#### 4.1

There are two rooms for storage one you walk through to get to the other. We could not get through to the back one because of the amount of equipment both athletics and football that was stacked up in the outer one. There is an empty building along the trackside that could be used for the smaller equipment so it was available at all times.

**Comment for the Certificate:**

**Classification**  
Circle appropriate grade

A

B



## TRACK AND FIELD CERTIFICATION ASSESSMENT

The assessor should complete this assessment report and send a copy to the track operator/owner. The issue or renewal of the Certificate will be based on this report and the recommendations made on the summary sheet.

### TRACK FACILITY AND EQUIPMENT

Track	No.	
Layout & surface type		8 lane, porous track
Surface Condition and marking		Markings faded but still visible, track was cleaned last year professionally. Home straight wearing badly, surface still even and no holes but needs urgent attention
Levels of Surface		Good
Visible settlement		None
Kerbs		None
Markings on kerbs		None
<b>Steeplechase</b>		
Water jump trough condition		Full of weeds and rubbish
Water jump filling time		Hasn't been filled in 8 years to their knowledge
Holding Water		As above
Emptying		As above
Water Jump Hurdle & adjustment & infill panel		Fixed barrier height and top was rotten
Other S/c hurdles & adjustment		No other barriers to be found outside but 2 brand new adjustable in the store cupboard
<b>Hurdles</b>		
Number and condition		80 hurdles 40 in excellent condition in the store and the remainder in an ok condition but starting to rust as strewn around stadium
Hurdles trolley(s)	1	Needs wheels looking at.
Range of heights		All heights
Range of tipping weights		All tipping weights

<b>Track General</b>	<b>No.</b>	
Judges Stand(s)		Needs edge protection on steps and painting, starting to rust
Timekeepers Stand(s)		A health and safety hazard, wooden flooring is rotten.
Starters Rostrum(s)		Didn't see one
Starting p/a system		Didn't see one
Starting blocks		New in store
Lapboard/Bell		New
Finishing posts		Didn't see
Lane boxes		Full set all new
Ducting for cables		No
Photo finish/FATS Type?		No
Drainage – location & efficiency		Track was ok.

## FIELD EVENTS FACILITIES AND EQUIPMENT

High Jump	No.	
Approach & take-off surface		The majority of the fan in good condition but a crack has appeared and if the high jump bed left in its usual place could interfere with run ups
Removable kerbs		No kerbs
High Jump stands		Practice ones kept with the bed under a cover and new ones in the store room
Bed(s) format & wear sheets(s)		Looked in good condition
Substructure format & condition		Wood pallets used
Waterproof cover/ Security cover		Metal cover both end doors missing
Area surrounding landing		grass
Crossbars		Didn't see as in store room but they have new ones
Measuring gauge		Didn't see as in store room
Additional foam blocks		No
Storage		Kept outside and

<b>Pole Vault</b>	<b>No.</b>	
Approach layout runway condition		Pole vault has been removed for safety reasons due to fence being too close to landing area.
Box(es) condition		
Bed(s) format & wear sheet(s)		
Substructure format & condition		
Waterproof cover/ security cover		
Slides/runners		
P.V. Stands		2 new ones in store room
Surroundings of bed(s) and box(es)		
Crossbars		
Drop hangers		
Measuring gauge		
Windsack		
Storage		

<b>Long Jump / Triple Jumps – outside of track</b>		
Location(s)		Outside of track on home straight
Runway surface(s)		Dirty, and moss in places, holds water in the middle
Take-off Boards -condition of surfaces		Dreadful although new ones in the store
Blanking Boards -condition of surfaces		Ok but needed re-stetting
Board troughs and adjustment system including drainage		No lifters
Board lifters		non
No-jump indicators		In store room
Landing areas and surrounds		N soft edges, sand very low, runway a building just over a meter away which needs protection .
Sand condition and amount		Proper sand but needs filling
Pit cover(s)		yes
Pit distance indicator boards		non
Take-off sighting boards		In store room

<b>Long Jump / Triple Jumps – inside of track</b>		
Location(s)		
Runway surface(s)		
Take-off Boards -condition of surfaces		
Blanking Boards -condition of surfaces		
Board troughs and adjustment system including drainage		
Board lifters		
No-jump indicators		
Landing areas and surrounds		
Sand condition and amount		



Pit cover(s)		
Pit distance indicator boards		
Take-off sighting boards		

Shot	No.	
Circle surface(s) including drainage		Poor, full of water, metal rim has appeared under grass
Stop board(s)		Rotten, front top edge level with grass
Circle rims & marking		Could not see through the grass
Disability anchor points		non
Surrounds of circle(s)		grass
Condition of landing area(s)		Grass. Ground very high
Permanent sector markings		non
Location related to other activities		ok

Hammer	No.	
Condition of circle(s) including drainage		Very poor and metal rim disappeared under grass
Circle inserts if relevant		In store room
Disability anchor points		non
Cages – height & visual condition of netting & lower fixing		Cage very solid. Netting was in poor condition and not hung properly the bottom of the net was stuck to the ground with the grass growing through it.
Vertical hanging of net + alignment with closed gates		No applicable
Cage opening & distance from centre		ok
H. gates – height + visual condition		
Gate fixing positions + ease of movement		Gate solid and moveable
Condition of landing area		What appear to be permanent goal post directly in front.
Surrounds of circle		Grass
Sector-location		No sector as football post directly in front of cage
Other training areas		

<b>Discus</b>	<b>No.</b>	
Condition of circle(s) including drainage		As hammer
Disability anchor points		
Cages – height & visual condition of netting & lower fixing		
Vertical hanging of net + alignment with open gates if used		
Cage opening & distance from centre		
H. gates – height + visual condition		
Gate fixing positions if used		
Condition of landing area		
Surrounds of circle		
Sector-location		
Other training areas		

<b>Javelin</b>	<b>No</b>	
Runway surface(s)		<i>Javelin 1 (finish line end) the synthetic surface had shrunk away from the sides and a crack had appeared across the runway</i>
Scratch line(s) markings		<i>Javelin 2 has no scratch lines or sector</i>
8m spot(s)		<i>Javelin 1 is a hole in the surface</i>
Landing area(s)		<i>Grass with football goals in line with throwers</i>
Drainage		

Draft

## THROWING IMPLEMENTS

Shot	No. used	No. brand new	
7.26Kg			
6.00Kg			
5.00Kg			
4.00Kg			
3.25Kg			
3.00Kg			
2.72Kg			
<b>Hammer</b>			
7.26Kg			
6.00Kg			
5.00Kg			
4.00Kg			
3.25Kg			
<b>Discus</b>			
Implements 2.00Kg			
1.75Kg			
1.50Kg			
1.25Kg			
1.00Kg			
0.75Kg			
<b>Javelin</b>			
Implements 800gm			
700gm			
600gm			
500gm			
400gm			

<b>General Equipment</b>	<b>No.</b>		
Field event Scoreboards			
Flags			
red			
white			
yellow			
green			
chequered			
Equipment stands			
Kit baskets			
Landing mats - extra			
Mats –foot cleaning			
Manufacturers PF			
assembly and PV			
maintenance HJ			
manuals LJ			
Cages			
PA/ FATS			
Starters PA			
Presentation rostrum			
Brooms			
Rakes			
Spades/forks			
Squeegee mops			
Relay Batons			
Number			
Runway markers			
Tapes			
10m			
20m			
30m			
50m			
60m			
100m			
Throws distance indicator boards			
Time clocks			
Warning horns			
Watering cans			
Weighing and checking arrangements			
Wind gauges			

<b>Disabled access &amp; facilities</b>		ok
<b>Refreshment provision</b>		Club house
<b>Spectator accommodation</b>		Club house and covered stand on home straight
<b>VIP accommodation</b>		non
<b>Car parking</b>		Football stadium parking
<b>Storage</b>		
Amount, condition, quality		2 store rooms one at the back of the other. The first store room was in such a mess we could not reach the second with all the impliments
Effective use		Dreadful, both athletic and football equipment thrown in
<b>Impact of other sports</b>		

### GENERAL COMMENTS

The following information should be made available to the assessor at the time of the assessment visit.

1. Is there a risk Assessment document for the facility?

Yes

2. Is there a Safety Plan for the facility?

Yes

3. Evidence of use of a maintenance schedule

Non

4. Details of staff training

Non

5. Display of current certificate. (if applicable)

Yes

**Appendix D**

**Budgetary details for Bedford International Athletics Stadium for the  
year 2009/2010**

Staffing costs	399759.53
Utilities/NNDR	130275.75
Premises costs	206887.55
Central charges	40887.53
Management fee/share of loss	443576.25
Income	338587.71



## Appendix E

### Neuff Athletic

High jump bed 7m x 4m = £3800x1

Pole vault bed 8m x 6.5m = £8970 x2 = £17,940

Hurdles = 75.00 x 110 = £8250

Hammer cage = £12,100 not fitted

Starting blocks = £110 x 16 = £1760

Pole Vault stands = £1800 x 2 sets = £3600

Pole vault laths = 50.00 x 6 = £ 300

High jump laths = 45.00 x 6 = £ 270

Hurdle trolley = £600 x 2 = 1200

High jump stands £320 x 1

Total = £ 49,540 Delivery not included



## **NORTHAMPTON BOROUGH COUNCIL**

### **OVERVIEW AND SCRUTINY**

#### **SCRUTINY PANEL H – LEASE BETWEEN NBC, NORTHAMPTON TOWN FOOTBALL CLUB AND THE RUGBY AND NORTHAMPTON ATHLETICS CLUB**

##### **Core questions to Rugby and Northampton Athletics Club (R&NAC)**

- 1** In accordance with the lease and deed of variation, in your opinion, what do you see as R&NAC's responsibility with regard to provision to athletics at Sixfields?
- 2** What has R&NAC's investment been in the athletic facility over the last five years?
- 3** With regard to hammer throwing and other sports that indent or damage the centre of the athletics track, could you please explain what best practice may be with regard to maintaining a first class surface on the athletics field? Can you also give an explanation why this best practice was not enforced by the Athletics Club?
- 4** In accordance with the deed of variation that funds will be immediately made available for various purposes, including the repairs to the long jump facilities, please can you explain why the required repairs have not taken place?

Dated: 7<sup>th</sup> January 2011



**NORTHAMPTON  
BOROUGH COUNCIL**

## **NORTHAMPTON BOROUGH COUNCIL**

### **OVERVIEW AND SCRUTINY**

#### **SCRUTINY PANEL H – LEASE BETWEEN NBC, NORTHAMPTON TOWN FOOTBALL CLUB AND THE RUGBY AND NORTHAMPTON ATHLETICS CLUB**

##### **Core questions to Northampton Town Football Club**

- 1 Please can you provide full insurance details and details of the maintenance programme to the athletics track located at Sixfields?
- 2 Please can you supply copies of the Certifications issued by the Governing Body, such as UKA, for the athletics track, for the last three years?
- 3 In your opinion, what do you see, in accordance with the Lease, Licence Agreement and Deed of Variation, as Northampton Town Football Club's responsibility with regard to the provision of athletics at Sixfields?
- 4 What outcomes were sought with the Deed of Variation?
- 5 Can you explain the reason behind the commissioning of the Deed of Variation?
- 6 What has Northampton Town Football Club's investment been in the athletic facility?
- 7 Do you remove all football training apparatus from Athletics Track, so that the facility is available to the Athletics Club, if not please can you provide further details and justifications for your actions.
- 8 In accordance with the deed of variation that funds will be immediately made available for various purposes, including the repairs to the long jump facilities, please can you explain why the required repairs have not taken place?
- 9 In accordance with the deed of variation, please can you provide evidence that Northampton Town Football Club transfers 50% of the licence fees into the bank account assigned for the purpose to the athletics facility?

Dated: 7<sup>th</sup> January 2011



## **NORTHAMPTON BOROUGH COUNCIL**

### **OVERVIEW AND SCRUTINY**

#### **SCRUTINY PANEL H – LEASE BETWEEN NBC, NORTHAMPTON TOWN FOOTBALL CLUB AND THE RUGBY AND NORTHAMPTON ATHLETICS CLUB**

##### **Core questions to Portfolio Holder (Finance)**

##### **Portfolio Holder (Community Engagement)**

:

- 1** Is Northampton Borough Council using its allocated usage of six free days per year at the athletics facilities at Sixfields; if not is there the opportunity for these days to be used by NBC and how?
- 2** In your opinion does Northampton Borough Council have some responsibility for the decay that has occurred to the athletics facilities?
- 3** Has Northampton Town Football Club issued to the Council copies of the valid insurance certificate for the Athletics facilities on a regular, traceable basis?
- 4** Please can you supply details of the funding that was provided by various bodies (including the Council) when the stadium was built in the mid 1990s?

Dated: 7<sup>th</sup> January 2011