

Clerk's Note on Sports Field Maintenance Costs – Walnut Meadow

September 2017

Two maintenance cost regimes are set out below – basic maintenance and top notch maintenance.

Business Plan Costings

- The Business Plan from the D2020 NDP Implementation Committee sets out pitch maintenance costs are after the pitches are established and stabilised. Any extra fertiliser/sand to establish the grass over the first few years needs to be regarded as a capital item, not a revenue cost
- The costs of the Cricket Square are not included and will need to be funded by the Cricket Club (no revenue in the plan assumed from cricket as yet)
- The current Football Pitch at Lockway costs £70 per cut. The recommended cut rate for football is 30 cuts per year, so £2,100 per pitch. There are three pitches at Walnut Meadow, so at the current rate the cost to cut these would be £6,300 p.a.
- VWHDC calculated 10 years maintenance on the pitches from s106. They use a highly experienced specialist sports consultancy to arrive at these figures – so that they can justify them to developers. Taking the s106 at £117k, £11.7k is available as an annual sum
- Steeple Aston, which Colin West and I visited, had a similar size of playing field area to Walnut Meadow (laid out by White Horse Contractors and involving a lot of earth shifting to level the site). Four years in they pay a Banbury firm £8,000 a year to maintain their pitches – covering cutting to local league standard, maintenance of the boundary trees, and white lining.
- Chinnor and Cholsey, which Colin West and I also visited, have their pitches maintained by Parish Council staff. In the case of Chinnor they put in 2fte = 70 hours per week (£40k p.a.?) but cover all grass and litter picking/maintenance in the village. Cholsey has one member of staff doing the same. Chinnor is twice the size of Drayton, and Cholsey about the same size, so that suggest 1 fte caretaker/grounds person would be sufficient for Drayton (£20k p.a.). There are consumable and machinery/insurance costs on top of course – but still same ballpark.
- We currently already pay our grass contractor £500 pcm (x8 months - £4k p.a.) and a caretaker 30 hrs pcm (£375 x 12 - £4.5k p.a.) and give grass cutting grants of £1500 a year to the Football Club and £1750 to the Millennium Green Trust (total current expenditure £11.75k) – so with the s106 maintenance payments that would allow £22k p.a. for staff to do this work (1 full time person)
- Volunteers can be expected to make a contribution to maintenance e.g. white lining.

Alternative Costings (see attached pdf)

Based on 1 adult and 2 youth pitches: £33,100 p.a.

Football pitches: budget costs for the Protecting Playing Fields Programme

B. Annual grounds maintenance costs (assumes all operations are contracted out)

£12,700	£10,200	£4,500
Senior	Youth	Mini- soccer
100.58 x 64.01 m with 3.66 m safety margin on all sides.	91.44 x 54.86 m with 3.66 m safety margin on all sides.	45.72 x 27.43 m with 3.66 m safety margin on all sides.

Important Note: Costs shown are typical budget costs to support applications to the Protecting Playing Fields Programme and should not be used for other purposes. The actual cost for any site will only be known after a full site appraisal, the production of a detailed specification, bill of quantities, drawings and receipt of tender bids for the proposed works.

* If your pitch size isn't listed opposite, please choose the one closest the size of you pitch.

* If you already have a site survey or Feasibility Study with costs for your project then please use them with your application.

It is critical to the long term success of any new pitch works that the pitch is properly maintained.

Maintenance work should be carried out by experienced groundsmen and will typically incorporate the following: mowing (say 30 cuts/annum), spreading fertilizer, applying herbicide, applying and working in top dressing sand, reseeding, compaction alleviation, spiking/slitting (x4), application of pesticide/fungicide, weekly line marking and scarification.

This can be regarded as the Rolls Royce version of football field maintenance