

**Agenda Item:** Major Projects - West Witney Sports Ground Projects

**Meeting Date:** Monday 9<sup>th</sup> March 2026

**Contact Officer:** Project Officer

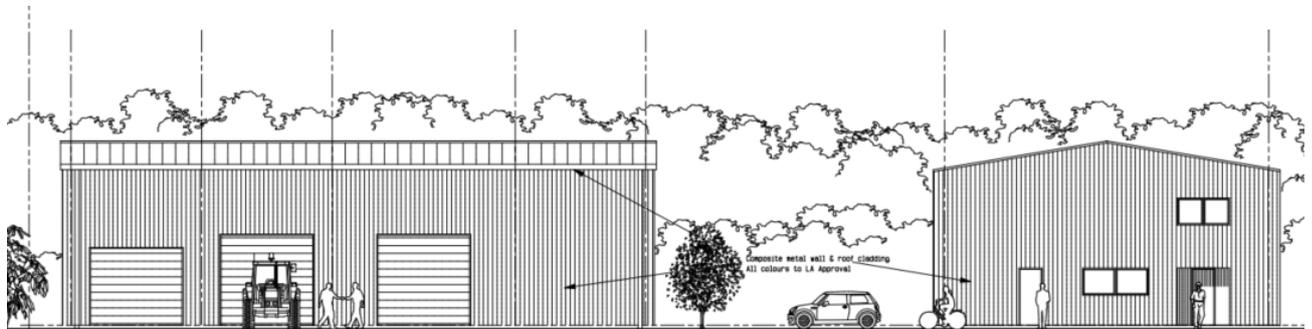
The purpose of this report is to provide members with an update regarding the major capital projects that are currently in flight.

## Background

As you are aware, Witney Town Council's Open Spaces Strategy cited five themes to deliver improvements for our community: Parks, Sport, Leisure, Infrastructure & Effectiveness.

This report aims to provide you with an update on the major **West Witney Sports Ground Projects** project linked to Parks and Recreation.

### New Depot



## West Witney Clubhouse



### **Current Situation**

- The West Witney Project combines the construction of a new Works Depot alongside the refurbishment of the existing Clubhouse.
- Construction of the New Depot has progressed well overall. However, persistent wet weather since December, combined with a supplier-related delay, has meant the planned move-in date of 16<sup>th</sup> February 2026 could not be achieved. The Council's Operations Team is now scheduled to relocate to the New Depot on 6<sup>th</sup> March 2026.
- The move on 6<sup>th</sup> March 2026 marks the beginning of a phased occupancy, enabling the Operations Team to vacate their temporary warehouse at the Windrush Industrial Estate ahead of the lease expiry. During this period, the team will utilise the New Depot's substantial storage capacity while Skyline completes the internal fit-out of the welfare facilities.
- Skyline expects to complete the New Depot on or before 20<sup>th</sup> March 2026. During this interim period of shared occupancy, officers have ensured that all Health & Safety, Building Control, compliance and regulatory obligations are met to safeguard operatives and protect Council assets.
- Council operatives will continue to use the welfare facilities at Unit 29, Stanley Court until the New Depot is fully completed and commissioned.
- The New Depot remains on track to be delivered in accordance with the agreed specification. Officers have actively explored cost-saving measures throughout the project, ensuring value for money without compromising functionality or performance. A full account of savings will be provided upon project completion.
- The Clubhouse refurbishment is progressing well and remains on programme, with no issues reported. The anticipated completion date continues to be early May 2026.

## **Impact Assessments**

The Town Council has a duty to consider the effects of its decisions, functions and activities on equality, biodiversity, and crime & disorder. Consideration should also be given to effects on the environment, given the Council's Climate Emergency declaration in 2019.

- a) Equality – n/a
- b) Biodiversity – In accordance with planning conditions the new depot satisfies the required uplift in BNG rating.
- c) Crime & Disorder – security of both buildings have been specified in the tender to ensure the building remains safe and potential thieves are deterred. This includes required ratings of locks, doors and windows together with window bars, external lighting and CCTV.
- d) Environment & Climate Emergency – building construction consists of environmentally friendly materials, which will also improve thermal efficiency. PV roof panels have also been included in specification to reduce energy consumption.

## **Risk**

In decision making Councillors should give consideration to any risks to the Council and any action it can take to limit or negate its liability.

- To reduce the risks typically associated with construction projects, the council is working in partnership with Berry's, a specialist construction consultancy. This collaboration provides assurance that the project will deliver value for money, meet the required specifications and be completed within the agreed timeframes
- The council's rigorous procurement protocols and use of financial regulations significantly reduces the risk of engaging substandard contractors, thereby safeguarding public funds from corrective costs and legal disputes.

## **Social Value**

Social value is the positive change the Council creates in the local community within which it operates.

- New depot will improve the team's ability to maintain and enhance the valuable services they provide the town. This improves the appearance of the town and its green spaces, making it a cleaner, neater and more pleasant environment for our residents.
- A refurbished Clubhouse will provide the community with a new modern building to socialise and rent function rooms. It will also provide the community with refurbished changing rooms facilities for sports teams and eliminates the current safeguarding issue restricting its use for youngsters.

## **Financial implications**

- The financial implications have been documented comprehensively in our RFO's Full Council Report dated 23<sup>rd</sup> June 2025

## **Recommendations**

This is a project update however any feedback is always appreciated.