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KING GEORGE V PLAYING FIELDS PROJECT

Presented to Exeter City Council
January, 2024



BACKGROUND

- **Site of great potential**
- **40 Acres of recreational space**
- **Dilapidated Infrastructure**
- **Primarily in use by Central Football Club**
- **Situated between mixed-economic urban areas**
- **Arterial Route to the River Exe and Exe Valley River Park**
- **Identified as key location for Exeter's Playing Pitch Strategy**
- **1.5m investment agreed in principle from the Football Foundation**
- **Working with ECC, residents and local stakeholders to identify the core needs and demands of the community**







Project:
King George V Playing Fields - Exeter

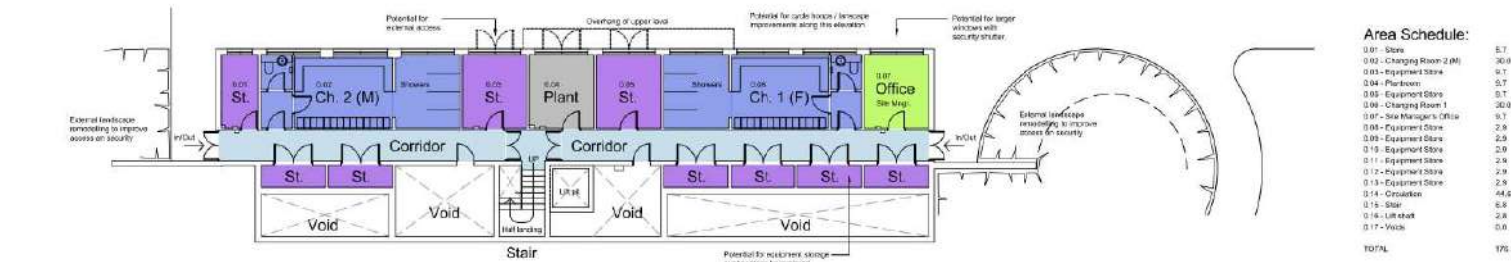
Drawing Title:
Aerial View

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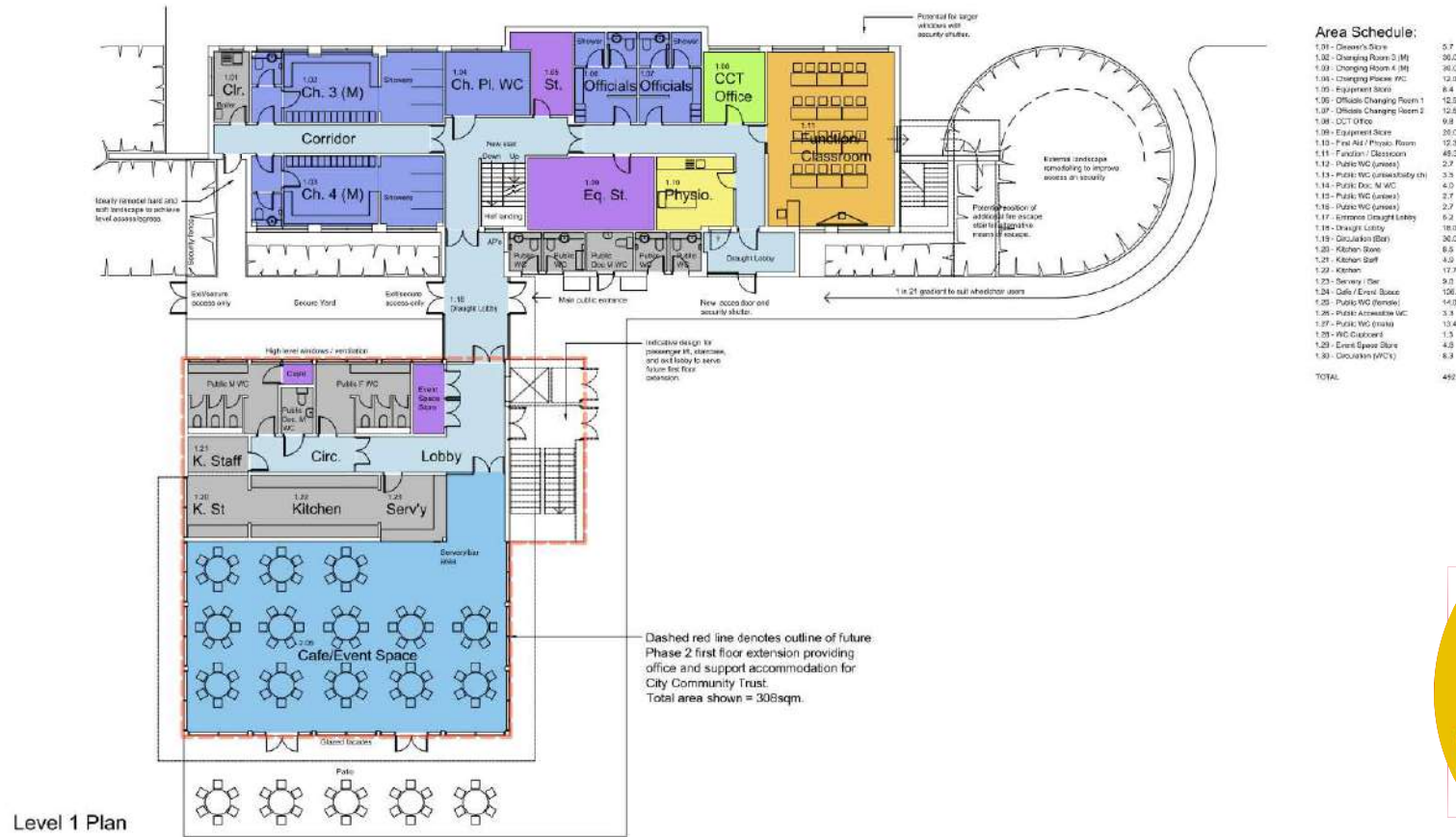
Date:
January 2024

Drawing No.:
NPS-DR-A-200 Rev P1





Level 0 Plan



Level 1 Plan

RESUBMITTED BY FINLEY ACCORDING TO THE TECHNICAL AND REGULATORY REQUIREMENTS OF THE BUILDING CONTROL AUTHORITY. THE BUILDING CONTROL AUTHORITY HAS REVIEWED THE SUBMITTED DRAWINGS AND HAS ISSUED A BUILDING CONTROL ORDER. THE BUILDING CONTROL ORDER IS A LEGAL REQUIREMENT FOR THE BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL ORDER. THE BUILDING CONTROL ORDER IS A LEGAL REQUIREMENT FOR THE BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL ORDER. THE BUILDING CONTROL ORDER IS A LEGAL REQUIREMENT FOR THE BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL ORDER.

THE DRAWINGS WERE PREPARED BY THE ARCHITECT AND HIS TEAM. THE ARCHITECT AND HIS TEAM ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR TO THE PERSONS OR PROPERTY OF ANY OTHER PARTY. THE ARCHITECT AND HIS TEAM ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR TO THE PERSONS OR PROPERTY OF ANY OTHER PARTY. THE ARCHITECT AND HIS TEAM ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR TO THE PERSONS OR PROPERTY OF ANY OTHER PARTY.

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PROJECT COSTS

PHASE ONE

£3,700,000

- Refurbish and extend existing pavilion
- 3G full size floodlit pitch with spectator viewing area
- Building infrastructure
- 35 additional parking spaces

PHASE TWO

£1,500,000

- Second storey extension with lift and stairs
- 2 x floodlit play zones
- Improvements to existing pitches
- Upgraded Tennis Courts

PHASE THREE

£2,900,000

- 375 metres of bi-directional cycle paths
- Indoor sports community dome

All costs exclude:

*VAT * Feasibility *Surveys *Design Fees

FUNDING SOURCES

FOOTBALL FOUNDATION

£1,500,000

**COMMUNITY OWNERSHIP
FUND***

£500K - £2M

ECCT INVESTMENT

C. £200,000

PREMIER LEAGUE

C. £125,000

DEVON FA

C.£100,000

OTHER SOURCES

TBC

Other sources e.g.,

*ECC * Royal Foundation *National Lottery Community Fund *Exeter City Football Club

TARGET TIMELINE- PHASE ONE

- **Completion of feasibility studies** - February 16, 2024
- **Sign-off on legal agreement and lease with ECC** - February 19, 2024
- **Instruct second phase of design work** - February 26, 2024
- **Second informal consultation** - May to June 2023
- **Full Planning submitted** – July 2024
- **Both tenders (3G and other works) are returned so that overall project cost certainty is known** – December 2024
- **The Football Foundation application needs to be submitted on the basis that planning is granted and overall project cost certainty is known** – March 2025
- **Both contracts are awarded at the same time, albeit 2 orders** – April 2025
- **Construction starts** - June 2025
- **3G available to use** – December 2025





OUTCOMES

- Community-Led Engagement
- Data-Driven Provision
- Reduced Barriers to Participation
 - Women & Girls
 - Para Sports
 - Lower Socio-economic
- Increased physical activity for all
- Broader Health Partnerships
- Outstanding Youth Development
- Embed Social Inclusion
- First Class Alternative Provision
- Meaningful Life-long Learning
- Greater Cultural Exchange
- Increased Community Pride
- Enhanced Safety and Security
- Tangible Connections to Nature
- Sustainable Infrastructure