

---

# Newbury Sports Ground Update

---

<b>Committee considering report:</b>	Executive
<b>Date of Committee:</b>	14 January 2021
<b>Portfolio Member:</b>	Councillor Howard Woollaston
<b>Date Portfolio Member agreed report:</b>	30 December 2020
<b>Report Author:</b>	Paul Anstey
<b>Forward Plan Ref:</b>	Urgent Item

---

## 1 Purpose of the Report

- 1.1 To update on progress with the development of a sports ground in Newbury.
- 1.2 To seek approval from the Executive for the Head of Public Protection and Culture, in consultation with the Portfolio Holder for Leisure and Culture, to enter into the detailed negotiations on the heads of terms with the Newbury Rugby Club in relation to the Newbury Sports Ground project.
- 1.3 To make provision for the financial implications of the proposed development within the 2021/22 capital budget and the 2021/22-2024 Medium Term Financial Strategy.

## 2 Recommendations

- 2.1 To carry out a public consultation in relation to the proposed provision to develop a new sports ground with facilities at Newbury Rugby Club.
- 2.2 To approve and recommend the allocation of funds (as detailed in the Part 2 Report) in the 2021/22 Capital Programme to the Council meeting on 2<sup>nd</sup> March 2021 (as part of the Budgetary framework).
- 2.3 To acknowledge the findings of the Consult QRD report and to approve and recommend the allocation of funds (as detailed in the Part 2 Report) to the 2021/22 Revenue budget to the Council meeting on 2<sup>nd</sup> March 2021 (as part of the Budgetary framework) to operate the site for the term of the lease, once negotiated.
- 2.4 To approve the draft heads of terms (as detailed in the Part 2 Report) with the Newbury Rugby Club.
- 2.5 To delegate authority to the Head of Public Protection and Culture, in consultation with the Portfolio Holder for Leisure and Culture, to enter into detailed negotiation on the heads of terms with the Newbury Rugby Club with final documents to be considered by the Executive.

### 3 Implications and Impact Assessment

Implication	Commentary
<b>Financial:</b>	There are both capital and revenue implications as a result of this report. The details are all laid out in the Part 2 report. These will be dependent on the future negotiations with Newbury Rugby Club.
<b>Human Resource:</b>	There are HR implications as a result of this report. These will be dependent on the future negotiations with Newbury Rugby Club.
<b>Legal:</b>	The heads of terms (initial draft in the Part 2 Report) will outline the extent of discussions held so far. The final heads of terms, any other agreements and lease with Newbury Rugby Club will be updated based on the outcome of negotiations. A further approval will be sought from the Executive prior to entering into any works and on detailed agreements.
<b>Risk Management:</b>	<p>The project is being overseen by the Culture and Leisure Programme Board (CLPB), the following key risks have been identified:</p> <ul style="list-style-type: none"> <li>- Failure to deliver a sports ground in Newbury i.e. doing nothing has significant strategic and reputational risks i.e. we have committed to a project by virtue of the approved Playing Pitch Strategy (jointly with sport England and sport governing bodies);</li> <li>- Financial overspend;</li> <li>- Failure to agree a suitable Heads of Terms with NRC Committee;</li> <li>- Failure to get planning permission;</li> <li>- Inability to generate estimated levels of income from the site;</li> <li>- Unresolvable surface water sewer problems;</li> <li>- Rejection of the finalised lease offer through the wider membership of Newbury Rugby Club;</li> </ul>

**Newbury Sports Ground Update**

	<ul style="list-style-type: none"> <li>- Failure to get support for the project from either or all of Sport England, Rugby Football Union or the Football Association; and</li> <li>- Completion of all appropriate site surveys and legal searches on the land in question.</li> </ul>			
<b>Property:</b>	<p>The overall negotiation for the preferred option includes a parcel of land on the Newbury Rugby Club site, agreed with them as the best option for a new sports ground. This would work alongside their existing rugby operations and have the Council operate as a tenant on their land. The summary details are:</p> <ul style="list-style-type: none"> <li>- Lease of land;</li> <li>- Specific site area includes a pitch, car parking and space for ancillary buildings as required by the sport's governing bodies; and</li> <li>- All the land is within the current footprint of Newbury Rugby Club of which they own the freehold.</li> </ul>			
<b>Policy:</b>	<ul style="list-style-type: none"> <li>- This project is pursuant to the objectives laid out in the Executive approved Playing Pitch Strategy.</li> <li>- Key element of the draft Leisure Strategy.</li> </ul>			
	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>	<b>Commentary</b>
<b>Equalities Impact:</b>				
<b>A</b> Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?	X			A well designed sports ground in Newbury will improve the sport and leisure opportunities for residents with disabilities.

## Newbury Sports Ground Update

<b>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		None
<b>Environmental Impact:</b>			X	This is a construction project so there will be some carbon emissions as a result, this will be minimised through appropriate construction methods and the project will seek to reduce life time carbon footprint. Options for solar PV will be explored.
<b>Health Impact:</b>	X			There will be more year round sport and leisure opportunity for the community.
<b>ICT Impact:</b>		X		None
<b>Digital Services Impact:</b>		X		None
<b>Council Strategy Priorities:</b>	X			This is a key piece of local infrastructure and delivers against the Council Strategy, Health and Wellbeing Strategy and the Leisure Strategy.
<b>Core Business:</b>	X			This project will improve the overall sport and leisure offer and build community relations with key sport partners.
<b>Data Impact:</b>		X		None
<b>Consultation and Engagement:</b>	Cllr Woollaston, Nick Carter, Joseph Holmes, Andy Sharp, Shiraz Sheikh, Sarah House, Jim Sweeting			

## 4 Executive Summary

- 4.1 In February 2020 the Council approved the Playing Pitch Strategy (PPS) which identified demand for playing pitches and the key actions the Council needed to take in order to improve the overall facilities to support community sport and physical activity objectives. The highest priority in the action plan was to seek a suitable replacement for the Faraday Road Sports Ground which has not been used since the last tenants vacated. This work had links to the London Road Industrial Estate project and much work was carried out to improve co-ordination between the different objectives of the Council.
- 4.2 A range of options were considered and the Council commissioned a series of feasibility studies on land under their control to establish where a future sports ground could be developed. In addition, the Council considered the potential of Newbury Rugby Club's site and opened communication with its Chairman and members of their governing Committee to establish if there was an appetite for a joint project. There is also a clear 'Plan B' to develop a site at 'The Diamond' on Pigeons Farm in Greenham, Newbury should this preferred route be unsuccessful.
- 4.3 The Council engaged with the Chairman of Newbury Rugby Club to establish whether there was an appetite for a new community sports ground on their land. They agreed to exploratory confidential talks and over the intervening months a series of discussions has led to the commissioning of a site feasibility study.
- 4.4 The study looked at whether it would be possible to construct and operate a Step 6 Community Ground and 3G playing pitch. This is the Council's primary objective as set out in the Playing Pitch Strategy which was approved by the Executive in February 2020 and in line with the objectives of the Leisure Strategy (in draft and due for approval in early 2021).
- 4.5 The study has demonstrated that the site is a very practical option for the Council but there are financial considerations to agree before the project moves into its next phase.
- 4.6 Independent external consultants have been employed to establish estimates for the financial implications of this project and to meet the Council's objectives both capital (the majority in 2021/22 with a small sinking fund thereafter) and revenue (from 2022/23 onwards) allocations will be needed. There are risks associated with the operation of such a facility including income projections and the potential for future partnerships with sports clubs and/or organisations.
- 4.7 This project is now part of the governance arrangements set up under the new Culture and Leisure Programme Board and a project plan has been developed to show a pathway through to completion of the site for the end of March 2022. External project management capacity is being sought now that funding has been secured through Corporate Programme Board. This would see construction beginning in mid/late 2021 subject to a successful procurement process.

## 5 Supporting Information

### Background

- 5.1 In February 2020 the Council approved the Playing Pitch Strategy (PPS). The highlights of this were as follows:
- (a) Deficit of pitches but not across all age ranges/sports types;
  - (b) Deficit of Artificial Grass Pitches;
  - (c) A need to replace Faraday Rd Sports Ground at Step 6 (a definition which means there needs to be seating, changing, floodlights, hospitality etc.); and
  - (d) There were many opportunities to reduce the deficit by working with schools to increase community use of their existing facilities and develop new facilities on their site.
- 5.2 The highest priority on the action plan was to seek a suitable replacement for the Faraday Road Sports Ground which has not been in use since the last lease expired.
- 5.3 In support of this priority three feasibility studies were commissioned to look at sites that were in the Council's ownership. Northcroft, Henwick and 'The Diamond' on Pigeons Farm, Greenham were assessed. All were considered feasible and reports were submitted to Corporate Board and then Operations Board. At this point it was requested to extend our search to sites that were not in Council ownership but that might present a better option, Newbury Rugby Club was mentioned at this stage.
- 5.4 The Head of Public Protection and Culture approached the Club and through a range of informal discussions was given permission to conduct a feasibility study on an area of their site.
- 5.5 The proposed provision to develop a new sports ground with facilities at Newbury Rugby Club will be subject to public consultation in line with the Council's consultation process and the summary of consultation responses will be considered by the Executive prior to entering into detailed agreements.

### Surfacing Standards Limited (SSL) Report

- 5.6 The SSL Report was commissioned to establish whether it was feasible to construct a Step 6 Community Ground and 3G playing pitch on Newbury Rugby Club's site. The key information is as follows:
- (a) Planning and Highways issues appear manageable;
  - (b) Sport England will be a statutory consultee and it is predicted that their potential concerns and considerations can be dealt with;
  - (c) There is ample room for required parking;
  - (d) Flood risk assessment will be required;

## **Newbury Sports Ground Update**

- (e) More detailed survey work on surface water management is essential;
- (f) Any works associated with the slope linking the proposed site to the main rugby pitch will increase the costs significantly;
- (g) A new electricity connection will be needed; and
- (h) More discussions are required about the nature and extent of pavilion provision (This will be linked to joint use discussions between Newbury Rugby Club, Sport England, RFU and the FA).

5.7 Costs will be dealt with in the Part 2 report.

### **Consult QRD Report**

5.8 The Consult QRD report was commissioned to establish a preliminary income and expenditure forecast. The key information is as follows:

- (a) The site would be available for hire to the wider community;
- (b) Newbury Rugby Club would have use of the site (subject to negotiations);
- (c) Operational staff would be required (assumed to be Council run to start – future negotiations may change this); and
- (d) The income budget would be profiled at the estimated average.

### **Heads of Terms Negotiations with Newbury Rugby Club**

5.9 The Head of Public Protection and Culture has been engaged with the Chairman of the club and has established a good working relationship. The outline of the proposal has been discussed and the expectation is that it will be received favourably.

5.10 The format and content of the Heads of Terms document has been discussed at Culture and Leisure Programme Board (CLPB). The key items are:

- (a) Agreement for lease to cover works required to build a sports ground;
- (b) A desire for a long term lease with a reasonable break clause;
- (c) An annual lease payment subject to negotiation (maximum set as per Part 2 report);
- (d) The Council reserves the right to assign all or part of the lease to allow for future arrangements that might include sporting governing bodies, clubs or community groups; and
- (e) There will be a Joint Use Agreement to detail how the site will operate practically, including how access to the site will be managed through construction phase to completion and final use.

## **Newbury Sports Ground Update**

- 5.11 It is expected that this negotiation will continue with the wider Management Board and then presented to the Clubs Trustees. Over time a more detailed Joint Use Agreement will be populated to deal with the practical on-site relationships.
- 5.12 Once a final lease is agreed with the Club it will return to the Executive in April 2021 for approval.
- 5.13 With the ability for the Council to sub-lease, it may be possible that the financial implications of this project will change over time however there will not be a back to back arrangement in relation to the lease and sub-leases and joint use agreements from day 1.

### **Outline Project Plan – Timescales for Completion**

- 5.14 This project is being planned for delivery by the end of March 2022.
- 5.15 A headline project plan has been populated and considered by CLPB.
- 5.16 A project manager will be appointed to oversee this through to completion. Funding for this has been confirmed (£50k) through the Corporate Programme Board.
- 5.17 Communications relating to the project will be agreed based on the timescales of the project plan and link in with the key dates of Newbury Rugby Club i.e. their next Financial AGM is the next opportunity for the clubs members to be updated on the proposals.
- 5.18 The relationship with Newbury Rugby Club is good, they see themselves as a community club and want to improve their long term sustainability. They want to have a relationship with the Council and are open to the idea of sharing their facilities. A key consideration will be the ability to develop the site without them losing their identity as a rugby club. This will be key in the negotiations.
- 5.19 Risks to the project are as follows:
- Failure to deliver a sports ground in Newbury i.e. doing nothing has significant strategic and reputational risks i.e. we have committed to a project by virtue of the approved Playing Pitch Strategy (jointly with Sport England and sports governing bodies);
  - Financial overspend;
  - Failure to agree a suitable Heads of Terms with NRC Committee;
  - Failure to get planning permission;
  - Inability to generate estimated levels of income from the site;
  - Unresolvable surface water sewer problems;
  - Rejection of the finalised lease offer through the trustees and loss of trust through the wider membership of Newbury Rugby Club;
  - Failure to get support for the project from either or all of Sport England, Rugby Football Union or the Football Association; and

## **Newbury Sports Ground Update**

- Completion of all appropriate site surveys and legal searches on the land in question.
- Negative feedback from the community on the preferred option.

### **5.20 Mitigation arrangements include:**

- A clear priority site, with a credible Plan B at 'The Diamond' Pigeons Farm, Greenham;
- Close working with Sport England and the national governing bodies to maximise external grant opportunities;
- Clear worst case financial planning and proposals for both the capital programme and MTFS;
- Good working relationship with decision makers at the club to shape the scope and content of the lease;
- Detailed site survey work to understand surface water infrastructure and early engagement with estate management staff;
- Early engagement with wider committee members to understand the rugby led requirements for a new pitch, training scheduling and facilities for youth progression;
- Early engagement with Sport England, RFU, FA and Football Foundation through feasibility reports; and
- Clear identification through feasibility reports of issues to carry out detailed work including pre-app and site specific infrastructure.
- A clear consultation and engagement approach with the community as part of the project plan.

## **Proposals**

5.21 To carry out a public consultation in relation to the proposed provision to develop a new sports ground with facilities at Newbury Rugby Club.

5.22 To approve and recommend the allocation of funds (as detailed in the Part 2 Report) in the 2021/22 Capital Programme to the Council meeting on 2<sup>nd</sup> March 2021 (as part of the Budgetary framework).

5.23 To acknowledge the findings of the Consult QRD report and to approve and recommend the allocation of funds (as detailed in the Part 2 Report) to the 2021/22 Revenue budget to the Council meeting on 2<sup>nd</sup> March 2021 (as part of the Budgetary framework) to operate the site for the term of the lease, once negotiated.

5.24 To approve the draft heads of terms (as detailed in the Part 2 Report) with the Newbury Rugby Club.

- 5.25 To delegate authority to the Head of Public Protection and Culture, in consultation with the Portfolio Holder for Leisure and Culture, to enter into detailed negotiation on the heads of terms with the Newbury Rugby Club with final documents to be considered by the Executive.

## 6 Other options considered

- 6.1 The Council commissioned feasibility studies at 3 locations where the Council was the land owner; Northcroft, Henwick, The Diamond. Each were deliverable to varying degree. Northcroft was considered too risky to proceed given observations about planning issues. Henwick was deliverable but was discounted by Operations Board because it was outside the Newbury settlement and The Diamond site was seen as a satisfactory but not ideal location.
- 6.2 Redevelop Faraday Road – the option to retain a sports ground at this location has been discounted through the London Road Industrial Estate Project Board given the wider regeneration aspirations of the Council which have been in place for nearly 20 years.
- 6.3 Locate a new sports ground at ‘The Diamond’ at Pigeons Farm, Newbury. This site is not considered as desirable by the Project Board and has more issues to contend with based on the SSL report commissioned. The site is owned by the Council and can accommodate a step 6 facility.

## 7 Conclusion

- 7.1 The Playing Pitch Strategy has been approved by the Executive and the strategic importance of creating a new fit for purpose community sports ground is significant. The proposals in this report are a clear demonstration of progress in this regard.
- 7.2 The financial implications of this report are based on independent assessment and the request for both capital and revenue allocations are the best available estimates. There are indications that this position can be improved but the project is adopting a cautious approach at this stage.
- 7.3 The options evaluated show that whilst not in our ownership, the Newbury Rugby Club site shows the most promise. This is due to the existing use of the site, the links to the sporting community, the likely planning implications of such a project and the feedback from key partners at this stage. Plan B is ‘The Diamond’ at Pigeons Farm, Greenham and is also considered deliverable.
- 7.4 Newbury Rugby Club are a willing partner and the site is currently the optimum option. The SSL report shows clear advantages in terms of delivery but comes with some costs that need to be carefully considered. The capital and revenue implications of this project need to be weighed against the overall community benefit and the alignment with strategic priorities.
- 7.5 The result of the negotiations will lead to a finalised lease and associated documents for approval by the Executive, hopefully in April 2021.
- 7.6 Ultimately the project will deliver a focal point for high level sport, allowing football and/or rugby, to progress up the sporting pyramid and allow for future development should the

various clubs be more successful. This will be a high quality artificial grass pitch, stadium, floodlights, changing rooms and hospitality option which is exactly what the Council said it would deliver.

## **8 Appendices**

### 8.1 Appendix A – Equalities Impact Assessment

---

**Subject to Call-In:**

Yes:  No:

- |  |                                     |
|--|-------------------------------------|
| The item is due to be referred to Council for final approval   | <input type="checkbox"/>            |
| Delays in implementation could have serious financial implications for the Council   | <input type="checkbox"/>            |
| Delays in implementation could compromise the Council's position   | <input type="checkbox"/>            |
| Considered or reviewed by Overview and Scrutiny Management Committee or associated Task Groups within preceding six months | <input type="checkbox"/>            |
| Item is Urgent Key Decision  | <input checked="" type="checkbox"/> |
| Report is to note only   | <input type="checkbox"/>            |

**Officer details:**

Name: Paul Anstey  
Job Title: Head of Public Protection and Culture  
Tel No: 01635 519837  
E-mail: Paul.anstey@westberks.gov.uk

---

## Appendix A

### Equality Impact Assessment (EqIA) - Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
  - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:
    - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;*
    - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.*
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.*

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

<b>What is the proposed decision that you are asking the Executive to make:</b>	Receive delegated authority to enter into negotiations with a third party to lease land for the provision of a sports ground, with associated budget to complete the project.
<b>Summary of relevant legislation:</b>	n/a
<b>Does the proposed decision conflict with any of the Council's priorities for improvement?</b> <ul style="list-style-type: none"> <li>• Ensure our vulnerable children and adults achieve better outcomes</li> <li>• Support everyone to reach their full potential</li> <li>• Support businesses to start develop and thrive in West Berkshire</li> <li>• Develop local infrastructure including housing to support and grow the local economy Maintain a green district</li> <li>• Ensure sustainable services through innovation and partnerships</li> </ul>	<b>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b> <b>If yes, please indicate which priority and provide an explanation</b>
<b>Name of Budget Holder:</b>	<b>Paul Anstey</b>
<b>Name of Service/Directorate:</b>	<b>Public Protection and Culture</b>
<b>Name of assessor:</b>	Paul Anstey
<b>Date of assessment:</b>	23/12/2020
<b>Version and release date (if applicable):</b>	

Is this a .... ?		Is this policy, strategy, function or service ... ?	
<b>Policy</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>New or proposed</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Strategy</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Already exists and is being reviewed</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Function</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is changing</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Service</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

<b>(1) What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?</b>	
<b>Aims:</b>	Meet the objectives set out in the Playing Pitch Strategy
<b>Objectives:</b>	Deliver a step 6 sports ground
<b>Outcomes:</b>	Increased physical activity, meet demand for artificial grass pitches in the Newbury area.

<b>Benefits:</b>	Improved facilities for sports, improved health and wellbeing through physical activity.
------------------	--

**(2) Which groups might be affected and how? Is it positively or negatively and what sources of information have been used to determine this?**  
*(Please demonstrate consideration of all strands – Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex and Sexual Orientation)*

Group Affected	What might be the effect?	Information to support this
Age	Those who are of an age that play sport as part of club activities will be positively impacted on through a new sports ground being available.	Output from Playing Pitch Strategy.
Disability	New facilities will be built in way to minimise barriers to those with a disability and want to play sport.	Output from Playing Pitch Strategy.
Gender Reassignment	n/a	
Marriage and Civil Partnership	n/a	
Pregnancy and Maternity	n/a	
Race	n/a	
Religion or Belief	n/a	
Sex	n/a	
Sexual Orientation	n/a	
<b>Further Comments:</b>		

<b>(3) Result</b>	
<b>Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Please provide an explanation for your answer:</b>	
<b>Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Please provide an explanation for your answer:

If your answers to question 2 have identified potential adverse impacts and you have answered 'yes' to either of the sections at question 3, or you are unsure about the impact, then you should carry out a EqlA 2.

If an EqlA 2 is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the EqlA guidance and template – <http://intranet/index.aspx?articleid=32255>.

<b>(4) Identify next steps as appropriate:</b>	
<b>EqlA Stage 2 required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Owner of EqlA Stage Two:</b>	
<b>Timescale for EqlA Stage Two:</b>	

Name: Paul Anstey

Date: 23/12/2020

Please now forward this completed form to Pamela Voss, Equality and Diversity Officer ([pamela.voss@westberks.gov.uk](mailto:pamela.voss@westberks.gov.uk)), for publication on the WBC web