

Cherwell Council

Executive

2 March 2015

Bicester Sports Village Update

Report of Director of Community and Environment

This report is public

Purpose of report

The purpose of this report is to update the Executive with the latest project position in delivering the pavilion, car park, access requirements, floodlighting and 3G synthetic sports pitch.

1.0 Recommendations

The Executive is recommended:

- 1.1 To note the progress in delivering phase 2 of the Bicester Sports Village project.

2.0 Introduction

- 2.1 The Executive considered an update report on the South West Bicester Sports Village project at the Executive meeting in December and this report will inform Members of how the project has developed since that meeting. In particular, the focus is on the procurement of the next stage in the project (phase 2 as it is known) to deliver the pavilion, car park, access, floodlights and 3G pitch.

3.0 Report Details

Revised Programme

- 3.1 The programme presented to the Executive in November had been adjusted to reflect the need to avoid key decision making during the purdah period. Further analysis of the detailed requirements within the programme has been undertaken taking into account procurement procedures which projects practical completion for February 2016. This will have little effect on the use of the pitches as most of the existing cricket/football/rugby teams will be looking to utilise the pitches at the start of the following seasons (April onwards).

Design, Cost/Budget Reconciliation and Planning Progress

- 3.2 The Project Design Team have been meeting every two weeks to develop the proposals and consider, through value engineering, alternative construction materials and methods to bring the project within budget. RIBA Stage 3 (Developed Design) has now been completed which has taken account of the feedback and issues raised during the pre application part of the planning process. This stage is also necessary to reconcile the estimated cost of the proposed design with the approved budget in order to progress the tender documentation.
- 3.3 The Project Board considered this in some detail and made a number of decisions to bridge the gap between the estimated cost and the approved budget. This was necessary as with further detailed design, there were a number of civil engineering items which were generating additional estimated cost beyond the approved budget. As a consequence, items such as the type of external materials, car parking, the cricket pavilion and some internal aspects were scaled back or amended to reduce the estimated cost.
- 3.4 The result of this exercise is that the estimated cost of the phase two proposals is in line with the approved budget (subject to Full Council budget approval on 23 February). It should however be noted that the figures are still only estimates at present and will only be firmed up following receipt of tenders and contract award and that budget containment is dependent on a 50% grant award for the cost of the 3G pitch. Therefore, the project is on line, subject to planning approval, to deliver the full phase 2 of a two storey sports pavilion, car parking, access, floodlighting and the 3G artificial pitch.

Consultation

- 3.5 The design proposals will be displayed to the sports clubs and other interested parties on 2 March and the public on 3 March.

Construction contractor procurement

- 3.6 Procurement of the construction contractor has commenced with the issue of the Pre Qualified Questionnaires. These will be evaluated in March and the tender documents will be issued to those shortlisted in May.

Joint Use of the Facilities and the Operating Contract

- 3.7 The Executive will be aware of the difficulties of Oxfordshire County Council (OCC) being able to confirm what type of educational establishment will be co-located with the sports village and within what timescale. The one thing which is reasonably certain is that it will have independent academy status. As a consequence, it is recognised that OCC will want to review its position over the joint use agreement currently in place.
- 3.8 A further consequence of this uncertainty is the need for Bicester Town Council to have the most cost efficient use of new facilities in order to minimise the annual revenue support. Therefore, the operating contract tender documentation is being drafted in a manner which can attract the widest competitive bids for the

management of the whole site but also gives some consideration to maximising daytime use originally programmed for the adjacent school.

Project Board

- 3.9 The Project Board continue to meet at dates aligned with key stages in the programme to ensure the project remains on track and any risks are managed accordingly.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The Bicester Sports Village project continues to progress with a slightly adjusted programme which moves the anticipated project completion date to early 2016.

5.0 Consultation

Bicester Town Council

6.0 Alternative Options and Reasons for Rejection

- 6.1 The project has been approved and is progressing in accordance with these approvals. There are no other options being considered at this time other than proposals to remain within the approved funding envelope.

7.0 Implications

Financial and Resource Implications

- 7.1 Financial and resource implications were reported in the September 2014 report and remain largely the same.

Comments checked by Paul Sutton, Interim Head of Finance and Procurement, 030000 30106 paul.sutton@cherwellandsouthnorthants.gov.uk

Legal Implications

- 7.2 There are no legal implications arising from this update report. Law and Governance continues to provide guidance and advice as necessary as this project progresses.

Comments checked by Richard Hawtin, Team Leader – Non-contentious, Tel: 01295 221695, Email: richard.hawtin@cherwellandsouthnorthants.gov.uk

Risk Implications

- 7.3 The risks associated with this report are related to the potential costs/available budget and are currently being mitigated through the design and market testing exercise. However, if there are any financial issues following this process then

options will be presented for Members consideration at a future Executive meeting. Risks associated with this project are managed by the Project Board. Risks will be escalated as and when necessary through the corporate risk register.

Comments checked by Louise Tustian, Acting Corporate Performance Manager
01295 221786louise.tustian2@cherwellandsouthnorthants.gov.uk

8.0 Decision Information

Key Decision

Financial Threshold Met: No

Community Impact Threshold Met: No

Wards Affected

All Bicester wards and surrounding rural wards.

Links to Corporate Plan and Policy Framework

A Safe, Healthy and Thriving District.

Providing the Bicester Multi-Sports Village would enable residents of Bicester and surrounding areas including children, young people and adults to take part in greater opportunities for meaningful, structured regular sport and physical activity. This would give each individual the health related benefits of a physically active lifestyle and is consistent with Eco Bicester – One Shared Vision.

A District of Opportunity

The Bicester Multi-sports Village would provide a training facility for sports clubs to train and compete in their chosen sport. This would give players a participatory opportunity and give coaches and volunteers the opportunity to gain nationally recognised qualifications. If the full scheme was progressed the pavilion would also provide a much needed conference, function and meeting venue for Bicester increasing the facilities on offer to all organisations and companies.

Lead Councillor

Councillor George Reynolds, Deputy Leader.

Document Information

Appendix No	Title
None	
Background Papers	
None	
Report Author	Ian Davies, Director of Community and Environment
Contact Information	03000030101 ian.davies@cherwellandsouthnorthants.gov.uk