

Cherwell District Council

Executive

30 November 2015

South West Bicester Sports Village

Report of Director of Community and Environment

This report is public

The appendix to this report is exempt from publication by virtue of paragraph 3 of Schedule 12A of Local Government Act 1972

Purpose of report

To consider the progress and latest position regarding the project.

1.0 Recommendations

The Executive is recommended:

- 1.1 To note the progress and activities of the project;
- 1.2 To support the actions taken to secure the earliest external funding contribution and delivery of the 3G artificial turf pitch; and
- 1.3 To receive a further report on 1 February 2016 on the capital cost of the project following receipt of construction tenders and the delivery of the project in 2016.

2.0 Introduction

- 2.1 The project is currently in its procurement phase having undergone several reviews to balance project objectives with design, external capital funding, planning, Bicester Town Council support and cost parameters. This report provides the Executive with the latest position on these aspects.
- 2.2 The Phase 1 works to establish the pitches and the site perimeter treatment are almost completed. This report therefore concentrates on the Phase 2 works.

3.0 Report Details

Phase 2 Planning Application

- 3.1 The planning application for Phase 2 was submitted on 1 September 2015 and is currently undergoing consultation. The formal consultation period ends on 12

November 2015 and subject to the representations received, it is hoped that this will be considered by the Planning Committee on the 26 November 2015. Significant dialogue as already been undertaken with the statutory consultees during the development of the project in order to try to meet this determination timescale as the outcome needs to feed into the construction tender submission process.

Procurement of a Construction Contractor

- 3.2 The tender documents were issued week commencing 2 November 2015 with a tender return deadline of 18 December 2016. As stated above, the timing of this is intended to coincide with the anticipated outcome of the planning application process in order that any planning conditions with construction and/or cost implications, can be included in the submissions and the evaluation process. It is not possible for the tender evaluation process to be completed before Christmas for Executive consideration in early January, so it is intended that the Executive meeting on 1 February will receive a report on the outcome of this.
- 3.3 This decision making timescale is important as, subject to the construction timetable which will be contained within the tenders, it is anticipated that the phase 2 construction will be complete by end of August 2016 to allow use of the facilities for the 2016/17 winter season.

External Funding Application

- 3.4 The primary external funding application is to the Football Foundation for approximately half the cost of the 3G artificial pitch. This application is dependent on planning permission and other partnership funding. The partnership funding is built in to the approved capital cost as reported previously. However, the Football Foundation has indicated that they are reviewing their priorities for future external funding applications and will announce in March 2016 the outcome of this. From informal dialogue to date and the fact that the Football Foundation has instructed their officials to continue to develop such schemes, it is expected that funding for 3G artificial turf pitches will remain a near top priority but this will not be confirmed until March 2016. Following this, the earliest that the Football Foundation will consider new funding applications will be May 2016 but again this requires confirmation in March 2016.
- 3.5 Given that the inclusion of the 3G pitch in the Sports Village project is so important to maximise sporting benefit from the project and to Bicester Town Council in relation to minimising net revenue costs from the operation, the Project Board's view is that this needs to be progressed as soon as possible to be available for as much of the 2016/17 winter season as is possible. In order to do this and subject to the Football Foundation decisions in March 2016, it has been agreed that the procurement of the 3G pitch should be progressed at risk and in parallel with the funding application process. This will then mean that when a hopefully successful funding decision is made, not only are the costs certain but the construction of the 3G pitch can commence very soon after such a decision as the procurement process will have already been completed.
- 3.6 Such an approach is acceptable to the Football Foundation and carries little procurement cost given the Football Foundation procurement framework will need to be used to meet grant eligibility which already has established specifications.

Stage 4 Capital Cost Plan

- 3.7 The Stage 4 Cost Plan has now been produced and has the most accurate cost assessment of the latest phase 2 project requirements following extensive project consultation and development prior to actually receiving tendered bids. This plan is based on the cost consultants experience and knowledge of the market and is expected to reflect a mid-tender point.
- 3.8 The details of the plan are included in the exempt appendix to this report.

The Role and Current Position of Bicester Town Council in the Project

- 3.9 The Executive will be aware that the project has been approached in a way which this Council delivers the sports village as a project through capital funding and procurement activities which provide significant, local sports pitches to the town which are then managed and funded by the Town Council consistent with other local sports pitch provision. Therefore, the Town Council has played a significant role in the activities of the Project Board from project inception and has contributed to the design, construction and management procurement processes, the latter of which this Council is undertaking on behalf of the Town Council.
- 3.10 The latest position in relation to the procurement of a management contractor, is that both parties have agreed the documentation as the basis of the tender process which outlines the operational aspects on the Town Council's behalf and have exchanged estimated costs of the operation which will be confirmed when the management contract tender returns are received. Given the long term nature of the service provision, it is proposed that this Council provides the Town Council with either a long lease or offers the freehold (consistent with the Council's emerging asset management strategy) to be used to effectively underpin the Town Council's role and provide it with sufficient security of tenure for long term building maintenance purposes. This Council's investment in the facilities can be protected through a freehold covenant or appropriate lease clauses. Also offered to the Town Council is officer support for leisure contract management and site inspections/monitoring similar to what officers undertake at Bicester Leisure Centre.

Management and Operating Contract

- 3.11 Documents have been drafted by Council officers on behalf of the Town Council. This is to enable an operating contract to be let by the Town Council which reflects the most suitable arrangement as determined by the Project Board to maximise the use of the facilities in the most cost effective way. It is intended to advertise this contract in December with the plan to have an operator appointed before practical completion of the construction contract in order to inform the final design and fit out elements and to have sufficient familiarity with the premises before commencing the operation.
- 3.12 The primary challenge of this is to adequately reflect the uncertainty of knowing the nature of the intended education use and how to best allow for this without incurring additional unnecessary cost or eliminating other valuable non-school use income sources. The intention of the County Council is to seek bids in 2016 for a sports academy subject to soft market testing in early 2016. A sports academy is a clear complementary educational use for the sports village but the extent of that use and the means by which is secured eg priority user, formal agreement etc cannot be

established at this time. Both councils are therefore trying to maintain as much flexibility as is possible in the operating contract without creating undue cost for the Town Council.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The project is progressing in a way which addresses the many components of the project and the different procurement and other processes, many of which need to run concurrently but which influence each other.

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 It is intended that the Executive will consider the evaluation of construction tenders t which will detail any capital adjustments required. If an increase in cost over the approved capital budget results, then the Council will need to consider this and possibly as part of its 2016/17 capital programme.

Comments checked by:

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

Legal Implications

- 7.2 The key legal implications arising from this report relate to the need to procure and let a number of contracts and the letting of a potential lease from this Council to the Town Council. Law and Governance continues to provide support 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 221786

louise.tustian2@cherwellandsouthnorthants.gov.uk

8.0 Decision Information

Key Decision

Financial Threshold Met: No

Community Impact Threshold Met: No

Wards Affected

All Bicester and surrounding wards

Links to Corporate Plan and Policy Framework

A Safe, Healthy and Thriving District - Commence Phase 2 pavilion works for South West Bicester Sports Village.

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 - Deliver the SW Bicester Phase 2 (sports pavilion and 3G pitch).

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
Exempt Appendix 1	Stage 4 Capital Cost Plan
Background Papers	
None	
Report Author	Ian Davies, Director of Community and Environment
Contact Information	03000030101 ian.davies@cherwellandsouthnorthants.gov.uk