

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE COMMITTEE

19 MAY 2020

PART I

Report Title	Bakers Park Improvements, Newton Abbot
Purpose of Report	To request additional capital expenditure for Bakers Park Improvements project.
Recommendation(s)	The Executive RESOLVES to: (1) Approve additional capital expenditure up to £225K, funded from Section 106 contributions for the Bakers Park Improvements scheme.

Financial Implications	Any financial implications are detailed in Section 2.1. Chief Finance Officer Email: martin.flitcroft@teignbridge.gov.uk
Legal Implications	No legal implications Email: Karen.trickey@teignbridge.gov.uk Solicitor to the Council
Environmental/ Climate Change Implications	The implications of the development on climate change have been considered satisfactorily based on the following: <ol style="list-style-type: none"> 1. The development will be constructed to modern building regulations and replace existing and outdated facilities, resulting in increased energy and water efficiency. 2. Provision of EV charging points and close proximity to central Newton Abbot will support low carbon transport options. 3. Due to intermittent use of the development and close proximity to over-shading trees, omission of low carbon technologies from the design will have minimal impact on reducing operational carbon emissions. <p>William Elliott – Climate Change Officer, Environmental Health & Wellbeing Email: William.Elliott@teignbridge.gov.uk</p>
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Portfolio Holder	Cllr Andrew MacGregor Portfolio Holder for Sport, Recreation & Culture
Appendices / Background Papers	Full Council report - 28 February 2019

1. BACKGROUND

- 1.1 Bakers Park is to be improved with a new Pavilion building, car parking, refurbishment of the tennis courts and footpath to Bradley Manor, and playing pitch drainage. The existing football pavilion, disused toilets and booking office will be demolished once the new Pavilion is constructed. The above works, with the exception of the new Pavilion building were scheduled to be completed by the end of March 2020 until the current Covid19 shutdown.
- 1.2 Since obtaining funding in February 2019 a planning application was submitted and planning permission granted in October 2019 (application reference: 19/01180/FUL). The Pavilion building was developed in detail with external consultants to produce the specifications, drawings and contract documents to enable delivery of the works.
- 1.3 Following a competitive compliant procurement process to the open market, tender returns were received from interested contractors. The preferred contractor has been identified based on the most economically advantageous tender for the works. The tendered sum is to be kept confidential for commercial reasons in accordance with procurement rules but was significantly higher than the original budget produced at conceptual stage.

2. IMPLICATIONS, RISK MANAGEMENT & CLIMATE CHANGE IMPACT

2.1 Financial

- 2.1.1 A project budget of £705k was approved at Full Council on 28th February 2019, which included for the provision of the new Pavilion building, car parking, refurbishment of the tennis courts and footpath, all funded from planning Section 106 contributions. Subsequent to carrying out the first phase of works stated in section 1.1 and completing the procurement process for the Pavilion, the budget has been reviewed and a shortfall identified in relation to the entire project. This shortfall is £225K and is made up of various changes required for the scheme since the funding was approved. These can be summarised as unforeseen site conditions for the tennis courts and parking area, detailed

design development and planning requirements. A contingency for the Pavilion contract is included. The additional funding can be allocated from planning Section 106 contributions.

2.2 Risks

2.2.1 Planning/Redesign of Pavilion - a redesign of the Pavilion building would require a revised planning application resulting in delay and possible planning implications with extra costs for redesign.

2.2.2 Retender – subsequent to redesign a new procurement would be required that may result in costs rising due to inflation and rise in general building activities and materials.

2.2.3 Coronavirus – The impact is unknown at present. There could be a delay to the commencement of the work and prices adjusted due to shortages with labour and materials.

Then tender submitted in January 2020 remains valid for 6 months from the submission date. Dependant on how the current situation evolves discussions may be necessary with the preferred contractor regarding programme and any price fluctuations.

2.3 Environmental/Climate Change Impact

2.3.1 The building has been designed in accordance with Building Regulations standards and the design based on fabric first principles ensuring the building is well insulated and air tight. Equipment and lighting has been designed with a high energy efficiency rating.

2.3.2 Two parking spaces have been identified and sized appropriately for electric charging points and will have underground ducts installed for future provision if this is deemed viable.

2.3.3 At feasibility stage the building was assessed for the inclusion of renewable technologies. Due to the predominant use of the building being changing rooms and their intermittent use, the installation of renewables would not provide a financial payback during their product lifecycle. Other issues such as security and vandalism, limited roof space and building proximity to large trees has prevented the inclusion.

4. ALTERNATIVE OPTIONS

Do nothing

The Council could decide to do nothing. This is not recommended as would not deliver on the aspirations of improvements for sports facilities in the district, at Bakers Park and the objectives of the Councils Leisure Strategy.

Alternative schemes

A full re-design of the building has been considered with a smaller footprint but this would not deliver the accommodation required. Planning permission would need to be reapplied together with additional costs for consultants to redesign. Subsequent retendering would delay the project further incurring extra costs from inflation and potential rise in construction costs.

5. CONCLUSION

Executive is asked to approve the additional funding requested for £225K from planning Section 106 contributions.