



Executive
13th February 2006

**Report from the Director of
Children and Families**

For Action

Wards Affected:
Dollis Hill

**Big Lottery Funded Project – Additional financial support
required to allow build of new changing pavilion at
Gladstone Park**

Forward Plan Ref: C&F 05/06-034

***Appendix One of this report is Not for Publication.**

Reason for non-publication:

This appendix to this report is not for publication as it contains the following category of exempt information as specified in Schedule 12A to the Local Government Act 1972, namely: Information relating to the financial or business affairs of any particular person (other than the authority)

1.0 Summary

1.1 This report seeks the Executive's decision on the funding of the shortfall of up to £275,000.00 from the Environmental and Cultural Services capital programme to build a new changing pavilion in Gladstone Park. This is one of the projects within the Council's Big Lottery Fund (BLF) portfolio. The BLF grant is £619,756.00 to which Environmental and Cultural Services has already allocated £100,000 s106 monies.

2.0 Recommendations

2.1 The Executive is recommended to:

2.2 Note the background to the BLF project and the service benefits it will bring to local communities and schools.

C&F Gladstone Park

Meeting
Date

Version no.
Date

- 2.3 Agree to this proposed scheme subject to the additional £275,000.00 funding being agreed at full Council in March 2006.

3.0 Detail

3.1 General Background

Big Lottery Fund (BLF)

- 3.2 The BLF portfolio, formerly the New Opportunities Fund for Improvements in PE and Sport (NOF), was reported on 13 February 2002 to Members as a part of the allocation of capital funding to schools 2003/04 programme. The report informed Members that the Council Stage 1 bid to secure NOF funding had to be submitted by 22 April 2002. Members approved the recommendation that the relevant procedure be followed in identifying projects to be included in the portfolio. In October 2002 Brent Council was awarded a BLF grant fund of £2.965m to deliver a portfolio of 13 schemes, designed to build new sport provision and enhance sport facilities within allocated schools, school grounds, outdoor activity centres and park services. During the following months a programme was agreed with NOF for the submission of those project schemes, over a period covering October 2003 to March 2004.
- 3.3 A condition by NOF on the submission of the projects is that each local authority was to submit 75% of its project schemes in order of an agreed priority list between October and December 2004, as Stage 2 of the process (Stage 1 being the collation, submission to NOF and its approval of the overall 13 scheme Brent Council portfolio). The principle behind this requirement is to ensure that project costs can be contained and to ascertain that those priority projects could be met, on a financial basis, within the grant fund allocation prior to commitments on remaining schemes being made and expenditure incurred. On this basis all schemes are listed in priority ranking order within the portfolio and will only be implemented if resources are available. This serves to maximise available BLF spend whilst enabling the Council to make provision for tender costs higher than originally estimated, should it prove not possible to reduce the scope of the scheme to originally estimated budget prices. All schools concerned and BLF have been consulted.
- 3.4 Where savings are achieved on approved schemes, it is open to the Council to request that the savings be re-allocated either to other approved schemes where there may be cost pressures or to reserve schemes.

The Gladstone Park Project

- 3.5 In June 2004 BLF confirmed a grant of £619,756 was awarded against an estimated capital cost of £719,756 for this project; the contribution of £100,000.00 from Brent Parks Services' s106 money was to enable the scheme to proceed. In March 2005, BLF awarded a revenue grant of £20,000.00, payable upon completion of the pavilion and this is an additional resource to support the utilisation of a development officer to network and encourage use of the pitches.
- 3.6 In essence, the project is to provide an eight-changing room pavilion, including officials' changing facilities, storage and a small kitchen area in the south end of Gladstone Park. The provision of changing facilities at Gladstone Park is a key recommendation within the Brent Playing Pitch Strategy 2003 – 2008. The facilities will be used by a number of schools (eight of which are within walking distance of the park), clubs, residents and other sporting and community groups and stakeholders. The original scope of works, when all projects were being identified pre-April 2002, was to provide a six-changing room area. Brent Parks subsequently requested an eight-room changing area and a seated kitchen area. The increase in scope of the project has led to estimates of additional costs of £275,000.00.
- 3.7 Planning Approval for the eight-room changing pavilion was granted on 29 April 2004. Following consultation with all relevant stakeholders, tender documentations went out to five contractors with a return date of 2 December 2004. The lowest compliant tender came in at £939,914.00 against a budget provision for the project -(including contingency) of £719,756.00.
- 3.8 Consultations took place with relevant stakeholders with the view to identifying and agreeing reductions in the scheme and bring the costs down to nearer the available budget provision. Cost saving measures were agreed between officers; in addition, Officers considered that in order to retain the integrity of the project and the benefits to local communities, an additional contribution of capital would be made available as well as providing some non-fixture items and by generating savings on preliminary costs on the capital cost. The monetary contribution this achieves is in the order of £42,000.00.
- 3.9 The re-design of the pavilion meant that the scheme had to be re-tendered. Four tenders were returned on 3 October 2005. Tenders were evaluated on the basis of lowest price. The tender results of the four tenders are shown in Appendix One. Only one came in within the pre-tender estimate but is a non-compliant as it is a qualified tender, where there are a number of non-priced items. The tenderer was approached to clarify their tender, however, they indicated that they were not prepared to provide a price for the non-priced items and that the list of non-priced options was not exhaustive. To accept a tender on this basis would leave the Council open to unknown and escalating

construction costs. The tender was therefore rejected on the basis that it was non-complaint. The next lowest tender is over the revised budget estimate which has the net effect of requiring an additional contribution from Environment and Cultural Services of up to £274,838.00, depending on whether or not savings can be achieved on other approved schemes. Where savings can be made, they may be re-allocated to the Gladstone Park project before considering a reserve scheme so as to correspondingly reduce the Capital contribution from Environmental and Cultural Services.

- 3.10 All tenders have a shelf-life and the date to which the tenderer is committed to hold to its price expires on 20 February 2006. The preferred tenderer has, however, agreed that its tender will remain open for acceptance by the Council until the end of the financial year (31 March 2006). BLF requires a minimum of 21 days to assess documentation that is to be submitted upon completion of the tender process, in order to grant 'permission to proceed' and thus allowing Brent Council to award the contract.
- 3.11 The Director of Environment and Culture has been consulted on this proposal and is recommending to Full Council in March 2006 to allocate up to a maximum of £275K from the Environment and Culture capital programme 06/07 to this scheme. Any under-spend on this amount will be used to fund other priorities within the Environment and Culture capital programme.

4.0 Financial Implications

- 4.1 The award of the BLF grant of £619,756.00 plus the contribution £100,000.00 of s106 monies from Brent Parks is, in itself, not sufficient to build the pavilion. There is provision in the Capital budget to cover the additional cost of up to £275,000, subject to agreement at Full Council in March 2006.
- 4.2 Officers within the Children and Families Department will liaise closely with Environment and Culture with the view to monitoring this spend and reducing the call on that additional provision. The risk of any overspend above the £275K will be met from the overall BLF award, as noted in 3.4 above.

5.0 Legal Implications

- 5.1 The contract for the construction of the new changing pavilion at Gladstone Park is below the EU threshold for works contracts and therefore is not subject to the full application of the EU regulations. It is however, subject to the overriding EU principles of equality of treatment, fairness and transparency in the award process. In addition the procurement and award of the contract is subject to the Council's Contract Standing Orders in respect of Medium Value contracts and Financial Regulations.

5.2 Pursuant to Part 4 paragraph 2.5 of the Council's Constitution officers have delegated powers to tender and award the contract for the construction of the new changing pavilion at Gladstone Park once the capital funding has been agreed by Full Council in March.

6.0 Diversity Implications

6.1 There are no diversity implications as a result of this report. However, the facilities will be open to all school pupils, club members and to the local community. It is anticipated that the provision of changing facilities – with separate showers and toilets will encourage the participation of women and girls. The scheme serves an ethnically diverse area and access to the facilities is open to all. The changing room facilities will include provision for disabled people, including disabled toilets.

6.2 The provision of changing facilities that encourage use of pitches by women and girls and disabled people is a key recommendation with the Brent Playing Pitch Strategy.

7.0 Staffing/Accommodation Implications (if appropriate)

7.1 The BLF revenue grant of £20,000 will be used to employ on a fixed term contract a Sports Development Officer to promote participation by all sections of the community within the park, focusing on use of the new changing facilities.

Background Papers

i) File notes, correspondence and documentation held BLF Files – Gladstone Park Pavilion, in Asset Management Service.

Contact Officers

Christine Moore, Capital Project Manager, Asset Management Service,
Chesterfield House, 9 Park Lane, Wembley, Middlesex HA9 7RW.
Tel: 020 8 937 3118 Fax: 020 8 937 3093
Email: Christine.moore@brent.gov.uk

Nitin Parshotam, Head of Asset Management Service,
Chesterfield House, 9, Park Lane, Wembley, Middlesex, HA9 7RW
Tel: 020 8 937 3080 Fax: 020 8 937 3093

Sue Harper, Assistant Director (Leisure & Registration)
349-357 High Road, Wembley, Middlesex HA9 6BZ
Tel: 020 8 937 5192 Fax: 0208 937 5010

JOHN CHRISTIE
Director of Children & Families