

The Vale of Glamorgan Council

Cabinet Meeting: 20 November, 2017

Cabinet Member for Social Care, Health and Leisure

Procurement of Community Building to be Sited at Cemetery Road, Barry as Part of New Park Scheme

Purpose of the Report

1. To seek approval to procure the Community Building - Cemetery Road, Barry works contract.

Recommendations

1. That approval be given to procure the Community Building - Cemetery Road, Barry works contract.
2. That the Director of Environment and Housing, in consultation with the Cabinet Member for Social Care, Health and Leisure be granted delegated powers to appoint a preferred contractor following appraisal of tender submissions.
3. That the Head of Legal be granted delegated powers, in consultation with the Director of Environment and Housing and the Cabinet Member for Social Care, Health and Leisure to enter into the appropriate works contract.
4. That a request to increase the Capital programme to reflect the increases in this report be considered as part of the Initial Capital Programme 2018/19 to 2022/23 elsewhere on this agenda.
5. That the Managing Director and Head of Finance, in consultation with the Leader, be given delegated authority to increase the Capital programme by £25,000 once an amended Funding Agreement with Barry Town Council has been agreed.

Reasons for the Recommendations

1. To enable the scheme to progress.
2. To enable appointment of a contractor.
3. To enable an appropriate works contract to be entered into.
4. To Increase the Capital Programme for 2017/18 and 2018/19.

5. To Increase the Capital Programme for 2017/18 and 2018/19.

Background

2. Members will be aware that the Vale of Glamorgan Council and the Barry Town Council entered into a Funding Agreement to deliver a Community Park scheme on the redundant land at Cemetery Road in Barry. The Funding Agreement sought to split the costs of the project between the parties and a joint budget of £500,000 was agreed.
3. The Vale of Glamorgan Council agreed to take the lead in the delivery of the project, within which it was intended to deliver a Community Building as well as a new park, and the intention was that the Barry Town Council would take over the running of the park and the Community Building through a Community Asset Transfer approach and a lease document is currently being processed to achieve this aim.
4. The Council's Project Management Unit agreed to co-ordinate the project.
5. The schemes design was enhanced to allow for full and robust replacement of the road surfacing as part of the proposals and the Visible Services budget covered the costs of this additional work. The additional contribution increased the available budget to £555,000. The park works contract element of the project was completed earlier this year with an outturn cost of circa £480,000. As some other minor costs remain outstanding the unspent budget is at £69,797.25.
6. Given that the costs of the Community Building had been estimated at £160,000 (plus services and landscaping costs) it was agreed that the procurement of that element of the project would be delayed until the outturn costs of the park element where known.
7. The park element was completed and opened in May 2017 by representatives of both Councils and has been well received locally.

Relevant Issues and Options

8. Given the shortfall in funding between budget allocation and the likely joint outturn costs of the park, the Community Building and some additional street lighting that is required, officers have sought additional funding sources.
9. The local Vale of Glamorgan Council Members and the Cabinet Member have agreed the use of some Section 106 funds from the nearby Maes Dyfan development and a total allocation of £123,543.75 has been recently committed to the project.
10. Following a budget risk assessment process it was concluded that some further budget allocation would be required to cover any optimism bias in the cost estimates and to provide some small flexibility on the quality of the fit out.
11. The Barry Town Council has considered this approach and has agreed to bring forward an additional £25,000 to cover project risk. Together this will mean that a budget of £218,341 is available to complete the project. An Addendum to the original funding agreement between the two councils is currently being drafted to reflect this additional sum.
12. A simple design to provide a single storey structure and providing a community hall, kitchenette, toilets, lobby and storage area are proposed together with some external landscaping to tie the scheme in to the adjacent park.

Resource Implications (Financial and Employment)

13. It is considered that sufficient budget now exists to take forward the Community Building element of the project.

Sustainability and Climate Change Implications

14. Sustainability and climate change have been considered by the architect in the design of the building.

Legal Implications (to Include Human Rights Implications)

15. The procurement process will follow the Council's procedures and a works contract will be entered into.

Crime and Disorder Implications

16. There are no implications from this report.

Equal Opportunities Implications (to include Welsh Language issues)

17. There are no implications from this report.

Corporate/Service Objectives

18. The project is joint project between the Vale of Glamorgan Council and the Barry Town Council.

Policy Framework and Budget

19. This is a matter for Executive decision by the Cabinet.

Consultation (including Ward Member Consultation)

20. Local ward Members have been consulted and any comments received will be tabled at the meeting.

Relevant Scrutiny Committee

21. Environment and Regeneration

Background Papers

None

Contact Officer

John Dent. Major Projects Manager

Officers Consulted

Committee reports
Accountant
Operational Manager for Property
Head of Visible Services and Transport

Responsible Officer:

Miles Punter - Director of Environment and Housing.