

Dear Councillor

CABINET - THURSDAY, 17 JULY 2014

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

**10. LOVES FARM COMMUNITY BUILDING - COMMITMENT TO
CONTRACT (Pages 1 - 6)**

To receive a report by the Projects and Assets Manager.

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Public

Key Decision - yes

* Delete as applicable

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: LOVES FARM COMMUNITY BUILDING –
COMMITMENT TO CONTRACT

Meeting/Date: Cabinet - 17 July 2014

Executive Portfolio: Cllr Sanderson

Report by: Project and Assets Manger / Community Health Manager

Ward(s) affected: St Neots – Priory Park

Executive Summary:

This reports sets out the latest position with the Loves Farm Community Building as a joint scheme with the County Council's Pre-school Playgroup. The scheme has been designed and the tender price is expected by the end of July. Approval is needed to delegate the acceptance of the tender price if it is within the budget so that the scheme can proceed to construction without further delay.

Recommendation(s):

- 1 It is recommended that Cabinet:
 - a) delegates responsibility to the Head of Resources (in consultation with the Executive Councillor for Strategic, Economic, Development & Legal) to enter into the contract with the County Council for the construction phase if the price is within the available budget
 - b) delegates responsibility to the Head of Resources (in consultation with the Executive Councillor for Strategic, Economic, Development & Legal) to agree the leases with the County Council and the Community Group

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1. WHAT IS THIS REPORT ABOUT/PURPOSE?

- 1.1 The community building in Loves Farm is to be a joint Community Hall and a pre-school playgroup. The design for the building is nearly complete and the completed tender from the county's approved contractor is expected by the end of July. The next stage is for the tender to be accepted so that the construction phase can commence
- 1.2 Approval is being sought from Cabinet for the Head of Resources (in consultation with the Executive Councillor for Strategic Economic Development & Legal) to be given delegated power to accept the tender if it is within the approved budget and to agree the future leases for the buildings.

2. WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 Loves Farm is a development to the east of St Neots of some 1000 new houses and related facilities. Original S106 monies were provided from the development to pay for a community facility but are insufficient to pay for the whole building costs.
- 2.2 In the summer of 2013, the County Council identified the need for an additional pre-school playgroup in Loves Farm due to the high number of young children on the development and an appraisal was duly undertaken to show that a joint facility could be provided within the proposed community building site.
- 2.3 In November 2013 ELSG were given details of the joint proposals and it agreed that the scheme could progress as long as the cost was kept within the existing budgets.

3. OPTIONS CONSIDERED / ANALYSIS

- 3.1 Several options were considered for the building and the final design will provide one building which will be divided into two separate entities. There will be distinct entrances, heating systems, and metering systems.

4. COMMENTS OF OVERVIEW & SCRUTINY PANEL

- 4.1 The Overview & Scrutiny Panel (Economic Well-Being) has received an update on the latest position on the development of the Loves Farm Community Building. The Panel has previously suggested that the Council should obtain evidence of the financial viability of the centre and had requested that the Community Centre should prepare a Business Plan and submit it to the Council prior to any agreement being entered into.
- 4.2 In terms of the current report, the Panel has queried the procurement procedures that have resulted in the situation whereby a single tender is awaited for approval and received assurances that the process is in accordance with the Council's Councils usual procedures for construction projects. The Panel has noted that that the District Council will be working with the Community Group to finalise the external works. the Community Group has applied for grant funding for this purpose.
- 4.3 The Panel has endorsed the recommendations within the report,

5. KEY IMPACTS/RISKS? HOW WILL THEY BE ADDRESSED?

5.1 The contractor has been involved with the design of the building and the contract price includes contingencies. Therefore there are not expected to be any extra unforeseen costs and the project will be delivered to cost.

5.2 All the consultation for the planning permission has taken place and is expected to be granted this month. The site is already owned by the District Council.

6. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

6.1 Construction will start in September 2014 with a completion in Spring 2015.

7. LINK TO THE LEADERSHIP DIRECTION

7.1 This proposal will provide much needed new community facilities for all the residents in Loves Farm

8. LEGAL IMPLICATIONS

8.1 The land is owned by the District Council. All the building will be owned by the District Council and sub-let in two distinct parts – one to the Community Group and the other to the County Council and then to the play group. This will be a 30 year full repair lease to the Community Group and for 99 years to the County Council. The County lease is being drawn up at present and the Community Group one will proceed afterwards. Under the lease the intention is that the groups are responsible for all internal and external repairs, with the responsibility for any roof repairs being divided as to the area occupied by each group.

8.2 The County Council will be placing the building contract as they have the necessary framework procedure in place. The District Council will need to sign into the tender to commit their funds to the project.

9. RESOURCE IMPLICATIONS

9.1 The design and construction will be carried out by outside contractors. The liaison will be carried out by HDC staff lead by the Project and Assets Manager

9.2 The scheme is being funded jointly by the District and County Council as shown below:

2006 – 12 S106 Developer Contributions	413,320
HDC Environmental contribution	30,000
HDC MTP budget (net)	37,000
Total HDC funding	480,320
Cambridgeshire County Council Contribution	670,000
Total future budget	1,150,320

9.3 The fully priced tender is due from the contractor by the end of July. This will be a price with all services and design fees included. This price will need to be acceptable to the Cambridgeshire County and Huntingdonshire District Councils

by being within the available budget and then the contract placed to proceed with the scheme.

10. REASONS FOR THE RECOMMENDED DECISIONS

- 10.1 Since the contract needs to be awarded in July to meet the construction programme, approval to delegate the decision for awarding the contract is necessary as the next Cabinet meeting will be too late. Therefore the decision is requested to be delegated to the Head of Resources in consultation with the Executive Councillor for Strategic Economic Development & Legal.
- 10.2 The leases need to be agreed with the County Council and the Community Group. Again it is recommended that this power be delegated to the Head of Resources in consultation with the Executive Councillor for Strategic Economic Development & Legal.

BACKGROUND PAPERS

None

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