

Title/Subject Matter: **LOVES FARM COMMUNITY CENTRE - UPDATE**

Meeting/Date: Overview and Scrutiny Panel (Economic Well Being)
6 March 2014

Executive Portfolio: Cllr Howe (Executive Member for Healthy & Active Communities)

Report by: **Project and Assets Manager and Community Health Manager**

Ward(s) affected: St Neots – Priory Park Ward

Executive Summary:

In March 2013, the Panel received a verbal update on progress in delivering the new Loves Farm Community Building. The Panel asked for a further update when more information was available.

An agreement has now been made with Cambridgeshire County Council for the provision of a joint building to deliver a Community Building and a pre-school playgroup facility. A contractor has now been appointed and the design and build process is progressing.

This report gives the latest programme for the works and the anticipated costings for the scheme.

Recommendation:

The Panel are recommended to note the report.

This page is intentionally left blank

1. WHAT IS THIS REPORT ABOUT/PURPOSE?

- 1.1 A verbal update on the progress of the Loves Farm Community Building was previously made to the Panel in March 2013 and they have asked for a further update to be made. This report provides that update.

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 the amount allocated proved to be insufficient to cover all the costs of the project.
- 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. They could not find suitable land for their building and an appraisal was duly undertaken to see if 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.
- 2.4 Atkins have now been appointed as the Architects for the scheme, and T&G Builders will be completing the design and construction.

3. OPTIONS CONSIDERED / ANALYSIS

- 3.1 The project appraisal produced by the architects had 4 potential options as to the layout of the proposed building. After discussions with the Community Group and the County representatives for the Play School building, a preferred option was agreed upon.
- 3.2 Discussions also took place on the indicative costs for the scheme and this was valued engineered down to the acceptable target of £1.15M. This reflected the County contribution of £670,000 and the District contribution of £480,000 (from the remainder of the S106 monies). The County Council are contributing about £220k towards the cost of the Community Building in lieu of them having to purchase land elsewhere for their own project.
- 3.3 The final design will provide one building which can be divided into two separate entities, but fitting within the land constraints that exist. There will be distinct entrances, heating systems, etc. so that there will be little conflict once the building is complete

4. COMMENTS OF OVERVIEW & SCRUTINY PANEL

- 4.1 Overview and Scrutiny Panel are requested to note the basis of this report. At their meeting in March 2013 when the Panel had the previous update, they recommended that the Cabinet be informed that the Panel is not minded to support the transfer of the Loves Farm Community Centre to St Neots Town Council. Accordingly, it can be confirmed that this is now not an option being considered.

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

- 5.1 The main risk is that the scheme cannot be delivered for the budget available. However since the main contractor is now on board, the costs will be managed along with the detailed design, and the building can be designed to match the available funds.
- 5.2 Discussions are taking place with the Development Management to ensure that the revised building will meet the applicable planning requirements.

6. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

- 6.1 The present build programme is shown in Annex 1. This has a construction start of September 2014 with a completion in March 2015. It is hoped that this programme can be shortened but it does depend on the time taken to gain planning permission. If this is shortened, then the start can be brought forward.

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 with the 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 all parties, so there is no liability to this Council
- 8.2 The County Council will be placing the building contract as they have the necessary framework procedure in place.

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 within the Environmental Services Division. There are no other resource implications.

10. REASONS FOR THE RECOMMENDED DECISIONS

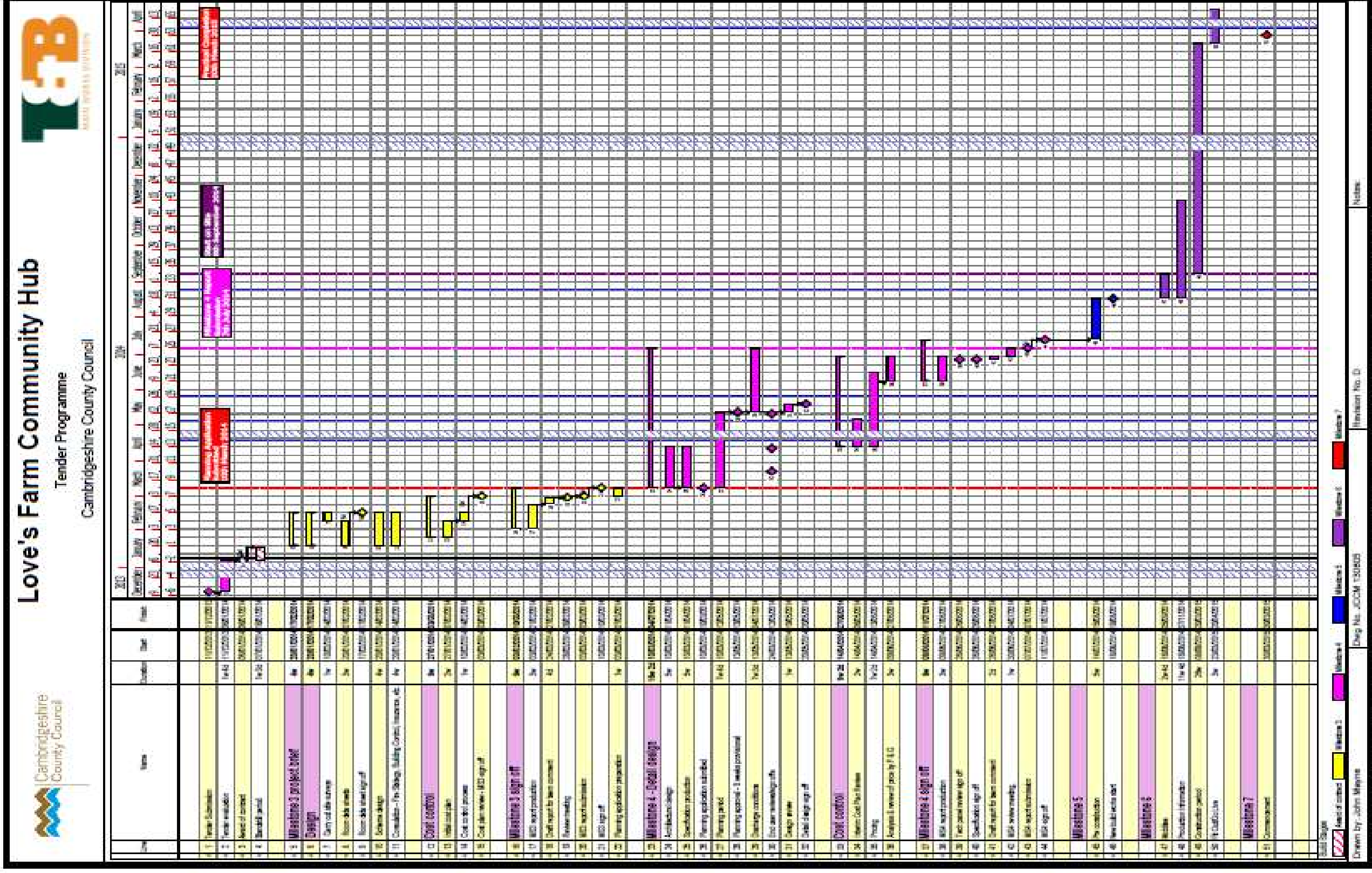
- 10.1 Panel are recommended to note the report.
- 10.2 No decisions are required at this time

BACKGROUND PAPERS

None

CONTACT OFFICERS

| | |
|----------------|--|
| Name/Job Title | Chris Allen, Project and Assets Manager |
| Tel No. | ☎ 01480 388380 |
| | Dan Smith, Community Health Manager |
| | ☎ 01480 388377 |



Annex 2 – Proposed Elevations

